

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Proposed demolition of existing garage and porch, replacement with a two storey front extension and new porch

Has the work already been started without consent?

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

<p><b>Type:</b> Roof</p> <p><b>Existing materials and finishes:</b> Concrete tiles</p> <p><b>Proposed materials and finishes:</b> Concrete tiles to match existing</p>
<p><b>Type:</b> Walls</p> <p><b>Existing materials and finishes:</b> Facing brickwork</p> <p><b>Proposed materials and finishes:</b> Smooth render, colour white</p>
<p><b>Type:</b> Windows</p> <p><b>Existing materials and finishes:</b> White PVCu</p> <p><b>Proposed materials and finishes:</b> Grey PVCu windows</p>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

See drawings attached

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Arboricultural Method Statement attached

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Russell

Surname

Ranford

Declaration Date

10/06/2022

Declaration made

## Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

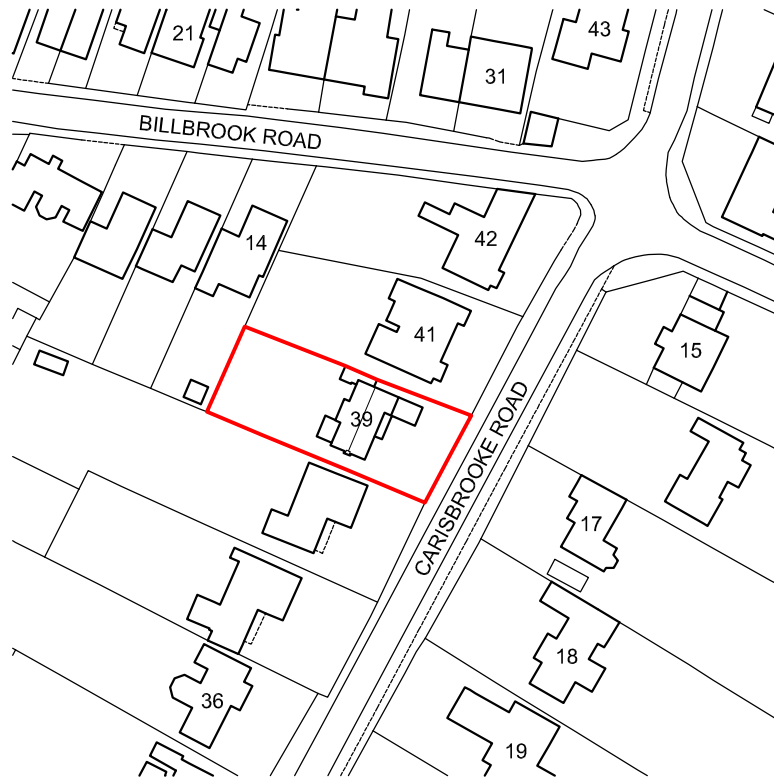
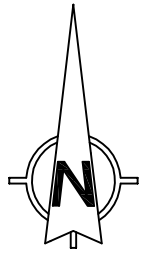
I / We agree to the outlined declaration

Signed


Russell Ranford

Date

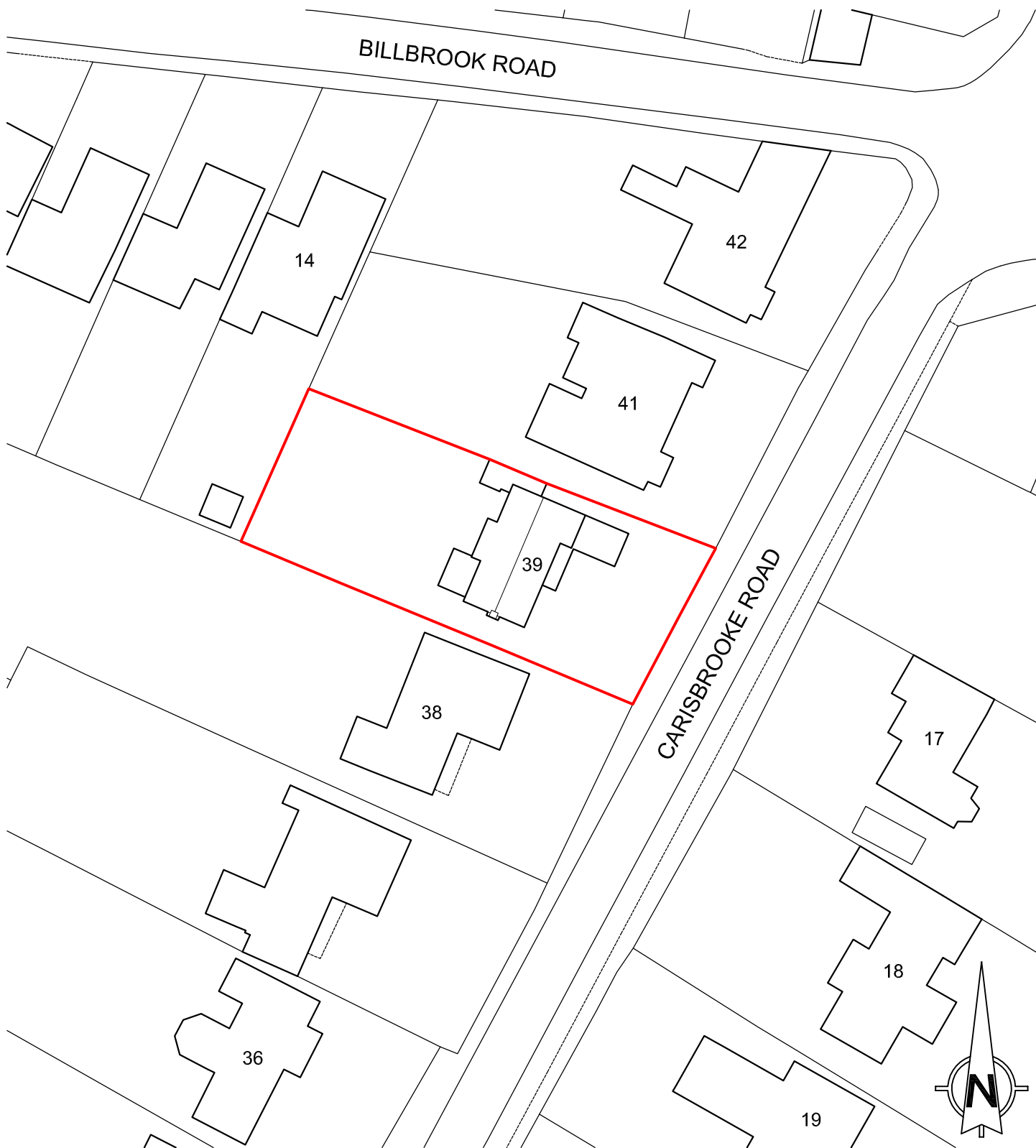
10/06/2022




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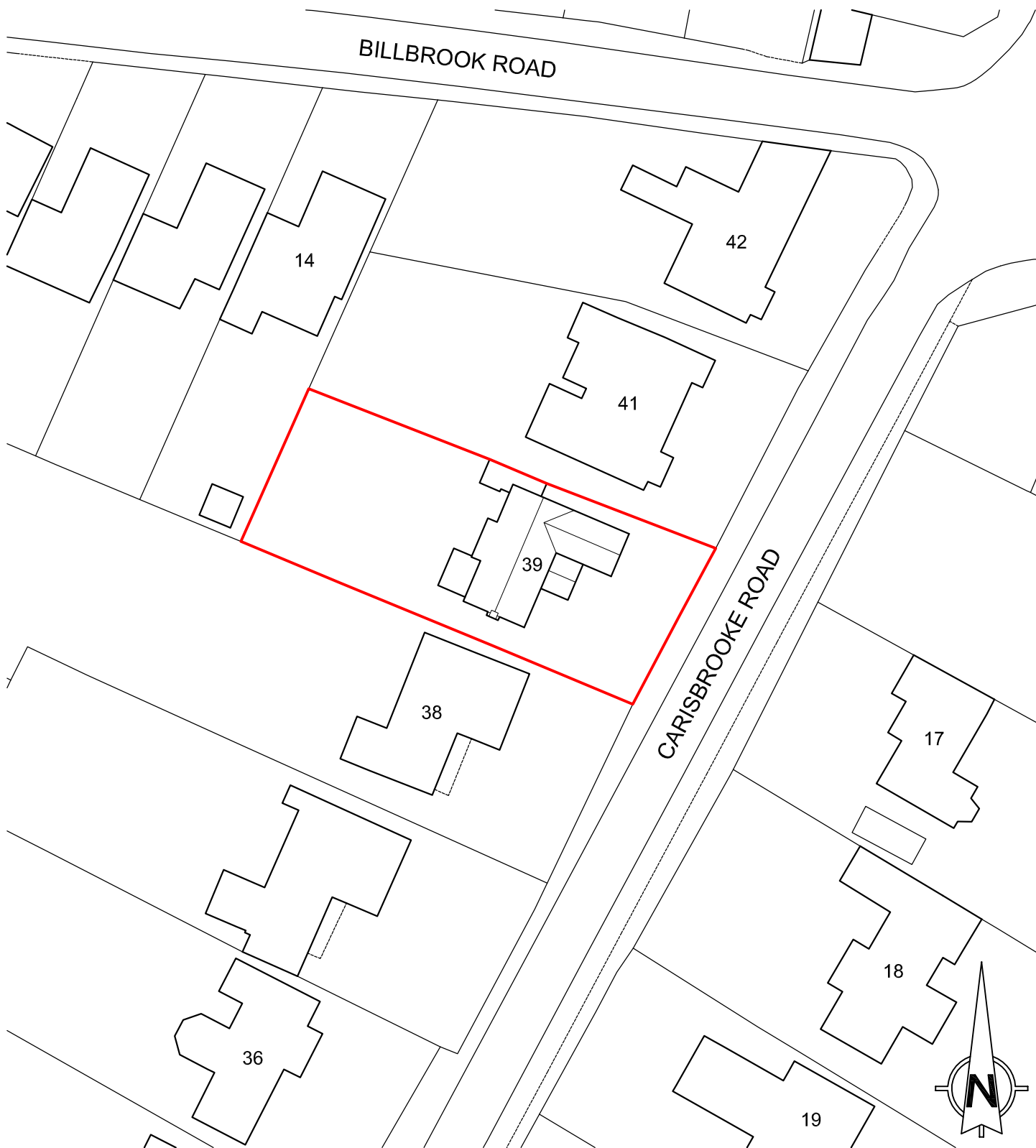
Client <b>J Edwards &amp; P Hanslow</b>				 <b>URBAN ASPECTS</b> <small>LAND · PLANNING · DESIGN</small>		
Project <b>39 Carisbrooke Road, Hucclecote, Gloucester</b>						
Drawing Title <b>Location Plan</b>						
Date <b>May 2022</b>	Scale <b>1:1250 @ A4</b>	Drawn <b>GMP</b>	Status <b>PA</b>	Job No. <b>EDW22.01</b>	Drg No. <b>01</b>	Rev. <b>-</b>






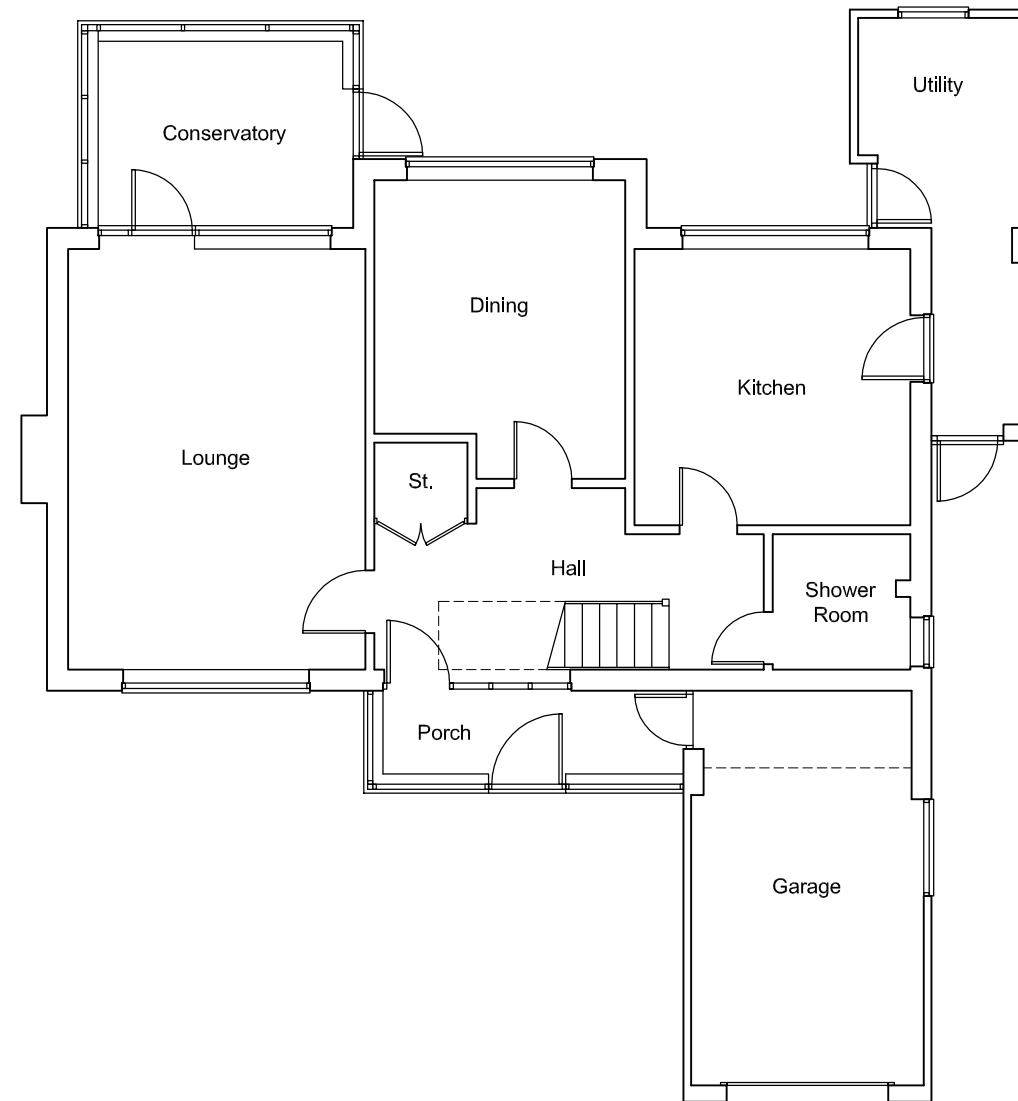
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Project <b>39 Carisbrooke Road, Hucclecote, Gloucester</b>						
Drawing Title <b>Existing Block Plan</b>						
Date <b>May 2022</b>	Scale <b>1:500 @ A4</b>	Drawn <b>GMP</b>	Status <b>PA</b>	Job No. <b>EDW22.01</b>	Drg No. <b>02</b>	Rev. <b>-</b>

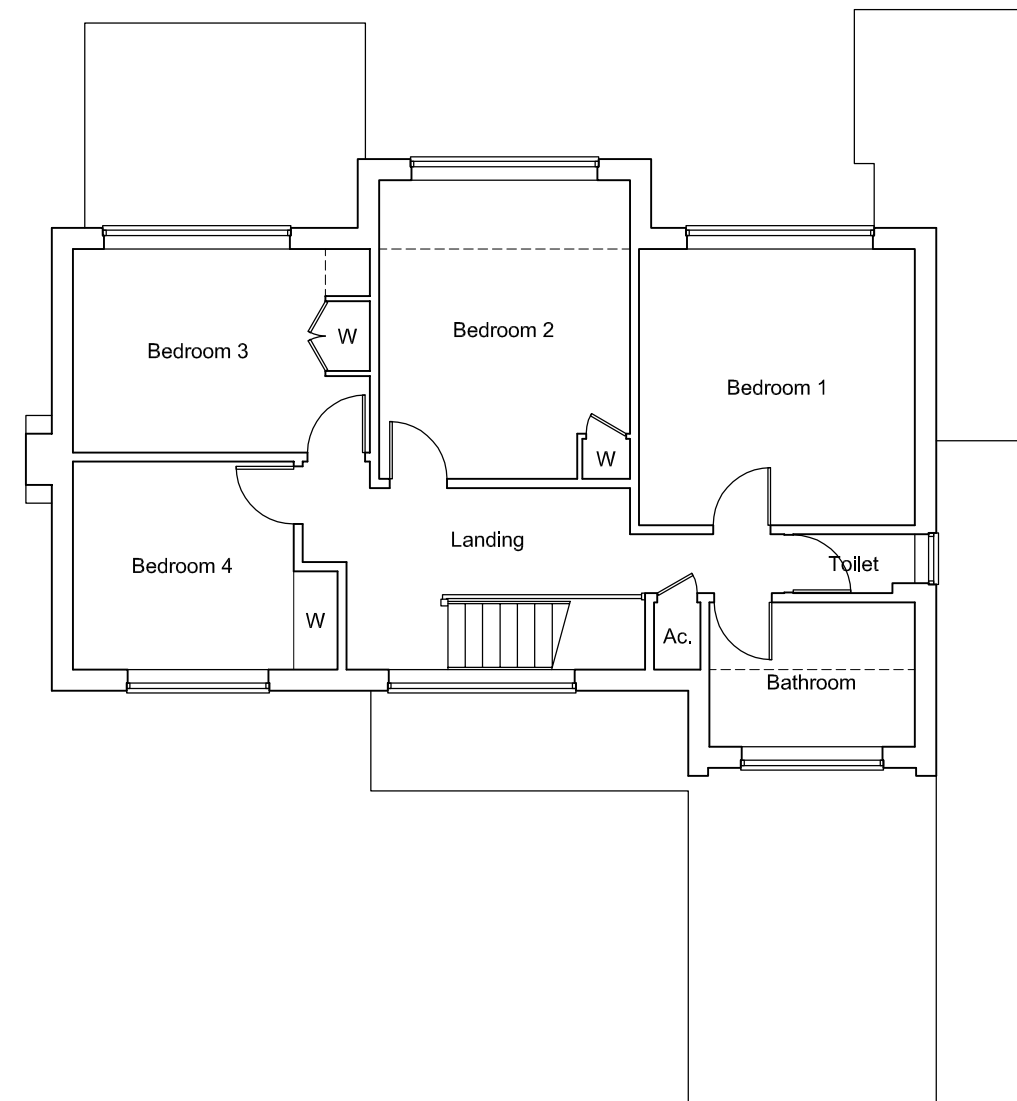


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Client <b>J Edwards &amp; P Hanslow</b>						
Project <b>39 Carisbrooke Road, Hucclecote, Gloucester</b>						
Drawing Title <b>Proposed Block Plan</b>						
Date <b>May 2022</b>	Scale <b>1:500 @ A4</b>	Drawn <b>GMP</b>	Status <b>PA</b>	Job No. <b>EDW22.01</b>	Drg No. <b>03</b>	Rev. <b>-</b>




Ground Floor



First Floor

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Client <b>J Edwards &amp; P Hanslow</b>						
Project <b>39 Carisbrooke Road, Hucclecote, Gloucester</b>						
Drawing Title <b>Existing Floor Plans</b>						
Date <b>May 2022</b>	Scale <b>1:100 @ A3</b>	Drawn <b>GMP</b>	Status <b>PA</b>	Job No. <b>EDW22.01</b>	Drg No. <b>04</b>	Rev. <b>-</b>



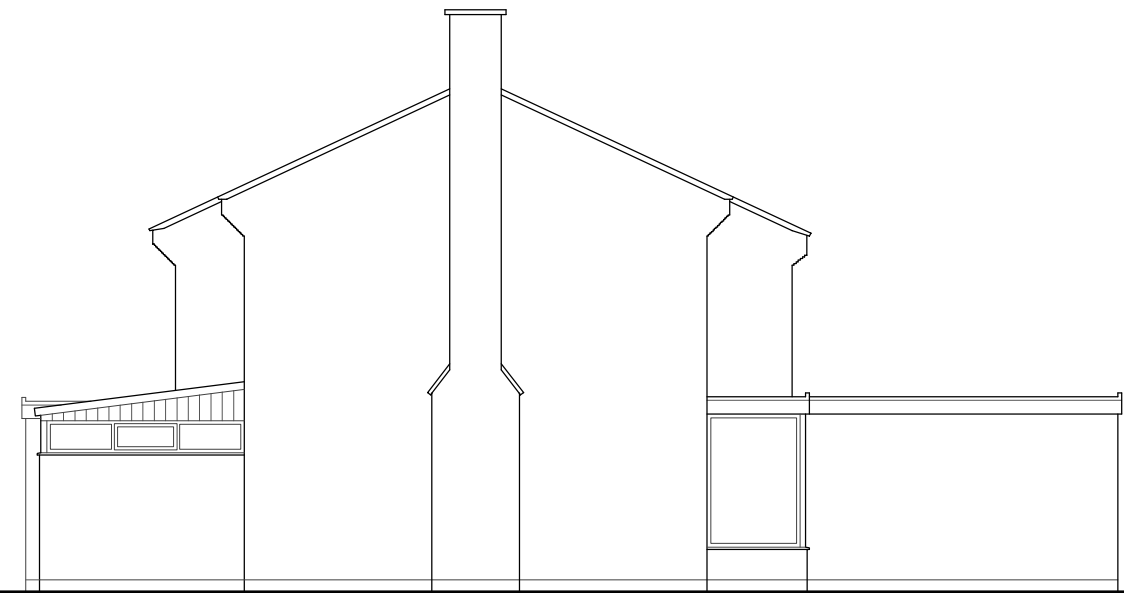
Front Elevation



Side Elevation




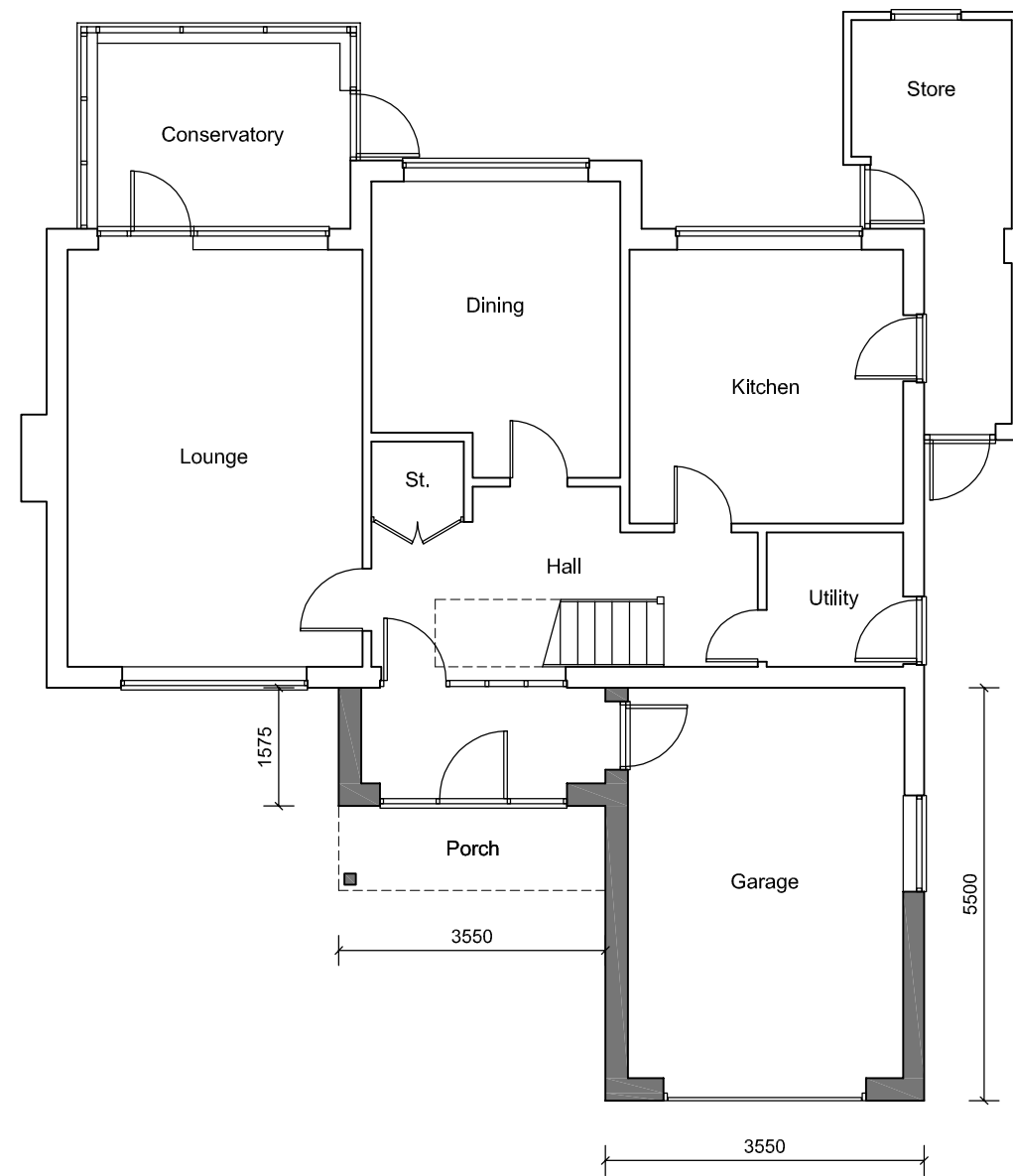
Rear Elevation



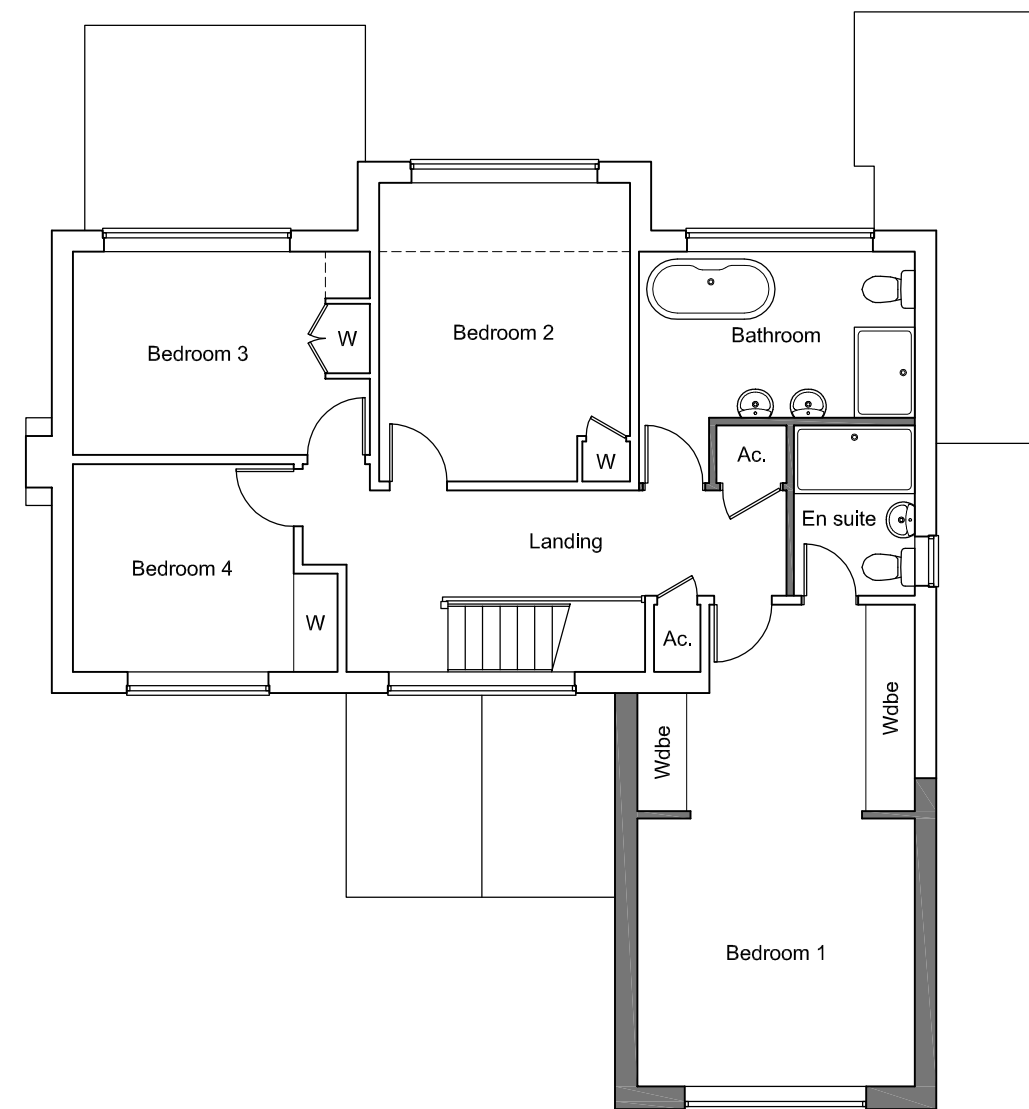
Side Elevation

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Client <b>J Edwards &amp; P Hanslow</b>						
Project <b>39 Carisbrooke Road, Hucclecote, Gloucester</b>						
Drawing Title <b>Existing Elevations</b>						
Date <b>May 2022</b>	Scale <b>1:100 @ A3</b>	Drawn <b>GMP</b>	Status <b>PA</b>	Job No. <b>EDW22.01</b>	Drg No. <b>05</b>	Rev. <b>-</b>




Ground Floor



First Floor

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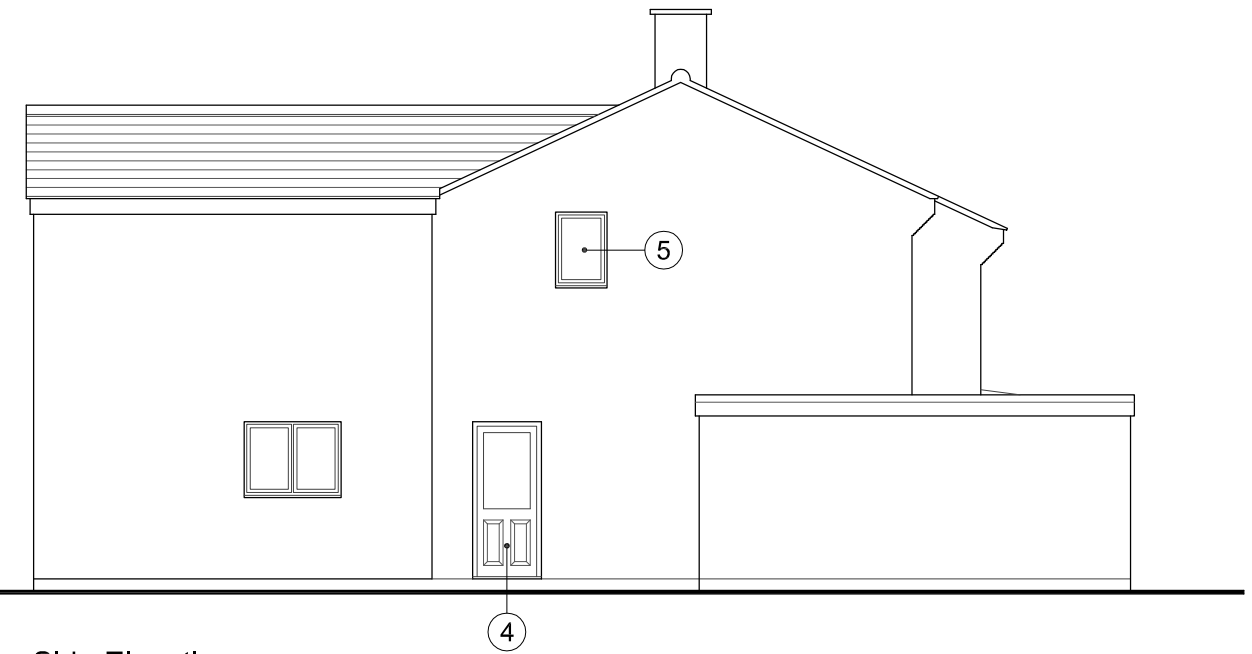
Client <b>J Edwards &amp; P Hanslow</b>						
Project <b>39 Carisbrooke Road, Hucclecote, Gloucester</b>						
Drawing Title <b>Proposed Floor Plans</b>						
Date <b>May 2022</b>	Scale <b>1:100 @ A3</b>	Drawn <b>GMP</b>	Status <b>PA</b>	Job No. <b>EDW22.01</b>	Drg No. <b>06</b>	Rev. <b>-</b>

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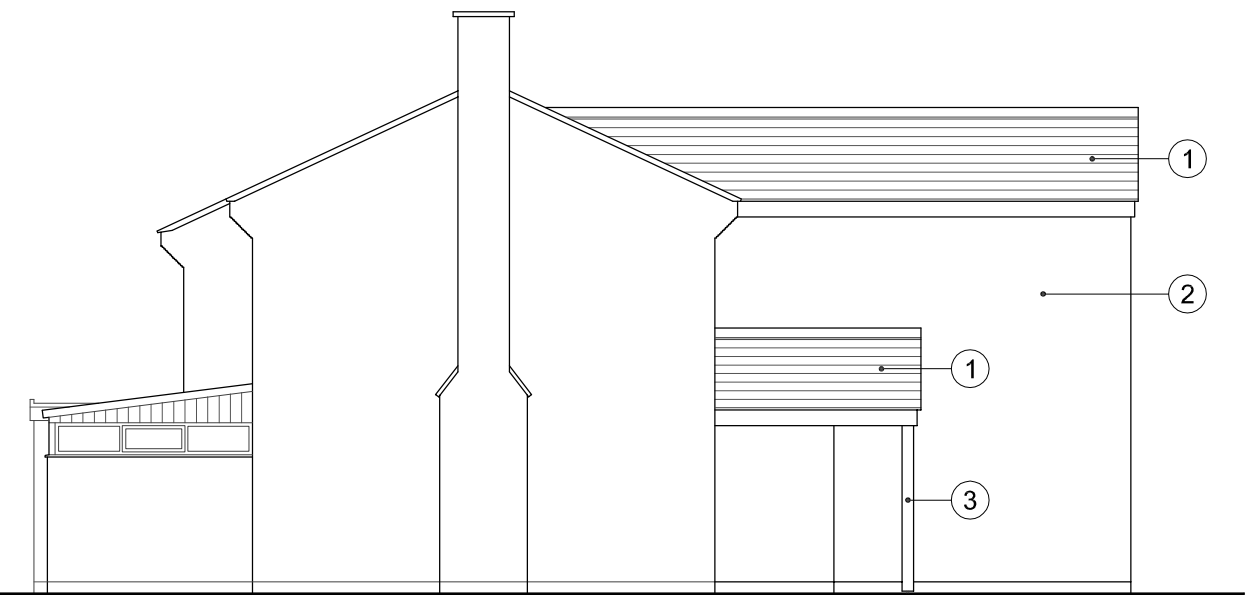
Front Elevation



Side Elevation




Rear Elevation



Side Elevation

- ① Concrete tiles to match existing
- ② Smooth render, colour white
- ③ Timber framed porch
- ④ Grey PVCu doors
- ⑤ Grey PVCu windows

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Client <b>J Edwards &amp; P Hanslow</b>						
Project <b>39 Carisbrooke Road, Hucclecote, Gloucester</b>						
Drawing Title <b>Proposed Elevations</b>						
Date May 2022	Scale 1:100 @ A3	Drawn GMP	Status PA	Job No. EDW22.01	Drg No. 07	Rev. -

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# Arboricultural Method Statement



**Tyler  
Grange**

**39 Carisbrooke Road,  
Gloucester**

**20<sup>th</sup> May 2022**

TG Report No. 14549\_R01\_LS\_JP





Report No:	Date	Revision	Author	Checked
14549_R01	9 <sup>th</sup> June 2022	-		

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## Contents:

Section 1: Overview

Section 2: Arboricultural Method Statement

## Plans:

Tree Constraints Plan 14549/P01

Tree Protection Plan 14549/P02

## Appendices:

Appendix 1: Tree Survey Schedule

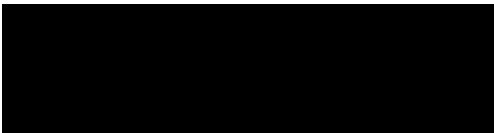
Appendix 2: Signage Example

Appendix 3: Arboricultural Works Audit

Appendix 4: Report Limitations and Tree Legislation

## Key Contacts

Tyler Grange Arboricultural Team:



# Section 1 - Overview

- 1.1 This Arboricultural Method Statement (AMS) has been prepared by Tyler Grange Group Limited (TG) on behalf of Mr Patrick Hanslow and Miss Jodi Edwards for the proposed demolition and construction of their dwelling at 39 Carisbrooke Road, Gloucester.
- 1.2 The purpose of this AMS is to detail the procedures for tree protection during the construction phases of the development in accordance with the industry best practice. This report has been guided by the recommendations of the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (BS5837).
- 1.3 The limitations to the tree survey and this report are set-out at **Appendix 6**.

## Condition Compliance

- 1.4 Copies of this report must be available for inspection on site and all personnel must be made aware of the key implications of this AMS during the demolition and construction phase(s) of the development. Improper implementation or deviation from working methodology set-out within this report could represent a breach of the planning conditions and trigger enforcement action from the Local Planning Authority (LPA).

## Site and Tree Survey

- 1.5 A pre-development tree survey of the site has been completed in accordance with BS5837. This does not constitute a full BS5837 Tree Quality Survey as a measured topographic survey with accurate stem locations was not available. On-site measurements and aerial mapping were utilised to determine the broad arrangement of tree cover on the site.
- 1.6 Findings for each of the trees surveyed are detailed in the **Tree Survey Schedule (See Appendix 1)** and the accompanying **Tree Constraints Plan (See Plan 1)**. The Tree Survey Schedule provides a record of each survey entry, including tree reference numbers, species, tree and root protection area (RPA) dimensions, life stage, physiological and structural condition, and arboricultural value.

## Statutory Designations Relating to Arboriculture

- 1.7 No Tree Preservation Orders (TPO), Conservation Areas or Ancient Woodland designations were found upon the site.



# Arboricultural Method Statement

2.1 The Plans and Appendices contained within must be read in conjunction with this report. These include:

- **Tree Protection Plan (TPP) (See Plan 2)** –details the trees to be retained, removed or pruned as well as protection measures for retained trees, including working within the RPAs.
- **Arboricultural Work Audit (AWA) (See Appendix 3)** – details a schedule of specific site events requiring input or supervision from a qualified arboricultural consultant.

2.2 This AMS details the following key areas of work relation to trees during the site preparation, and construction phase:

- **AMS01** - Timing of Works and Site Monitoring Requirements
- **AMS02** - Tree Protection Fencing
- **AMS03** - Works within Root Protection Areas (RPAs)
- **AMS04** - General Site Precautions
- **AMS05** - Procedures for Incidents

2.3 The **TPP (See Plan 2)** shows the Root Protection Areas (RPAs) and branches spread of retained trees. The RPA signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:

- No excavation
- No lowering of levels
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No parking
- No welfare facilities
- No substances harmful to the environment or trees health shall be stored adjacent to or allow to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals.
- No fires shall be lit in within 15m of the trees canopy.



## AMS01 – Timing of Works and Site Monitoring Requirements

### Timing of Works

- 2.4 The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:
- 1) Tree removals and pruning works.
  - 2) Tree protection fencing installed.
  - 3) Site accessible to plant and construction traffic.
  - 4) Demolition, site clearance and groundworks (cut and fill)
  - 5) Construction
  - 6) Removal of tree protection fence
  - 7) Soft landscape operations

### Arboricultural Site Monitoring

- 2.5 Site monitoring by an appropriately qualified Arboriculturist will be undertaken as set-out within the **AWA (See Appendix 3)**. This includes the following key work stages:
- Pre-commencement meeting
  - Tree removals and pruning
  - Installation of tree protection barriers
  - Works within RPAs

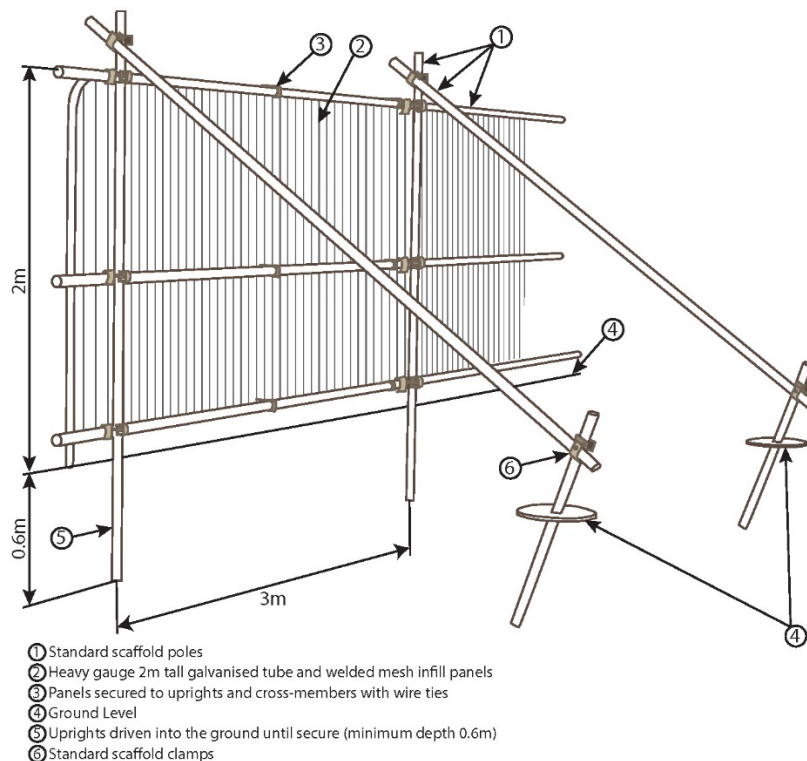
It is the responsibility of the Site Manager to request (with sufficient notice) the attendance of an Arboricultural Consultant to oversee the work as detailed above. It is not the responsibility of Tyler Grange to enforce site monitoring works throughout the course of the development. A copy of the Works Audit and supporting photographic evidence will be completed by the appointed Arboricultural Consultant and issued to Mr Patrick Hanslow and Miss Jodi Edwards. Reporting to the LPA's Arboricultural Department will be the responsibility of Mr Patrick Hanslow and Miss Jodi Edwards following the completion of each task.

## AMS02 – Tree Protection Fencing

- 2.6 Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees and hedgerows from damage.
- 2.7 Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of the construction works until the construction work is deemed completed.

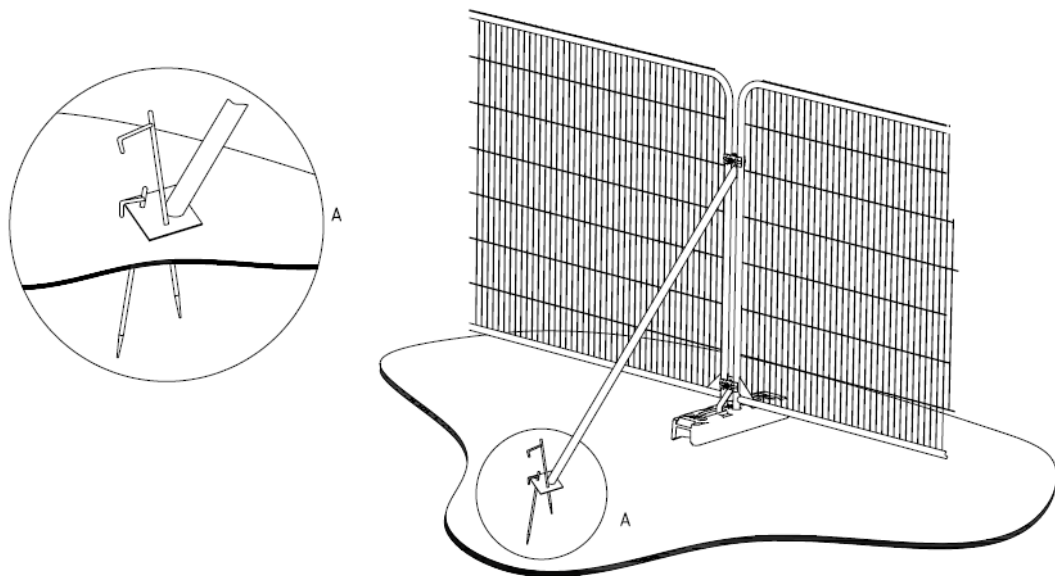


- 2.8 The **TPP (See Plan 2)** identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the **TPP** is available upon request.
- 2.9 The fencing will comprise a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps.



- 2.10 An alternative reduced specification will be used for low-intensity areas and for hedgerows as shown on the **TPP**. This reduced specification will comprise a heras panels braces by a stabiliser strut and secured to ground with pins.





a) Stabilizer strut with base plate secured with ground pins

2.11 Stages for installing Tree Protection Fence are as follows:

- 1) Clearance of vegetation (where required) to allow working access to install the protection fence.
- 2) Setting out of fencing node points or spray marked by an appointed arboricultural consultant.
- 3) Fence is installed and signs installed.
- 4) Appointed Arboricultural Consultant attends site to inspect protection fence on-site.
- 5) Site accessible to construction traffic.

2.12 Where necessary, secondary or temporary locations of tree protection fencing are illustrated on the TPP. The barrier repositioning is required to gain access to aspects of construction within the RPAs of T1. Repositioning of fencing will only be undertaken once the required works within the RPAs, the previously fenced off area are imminent. Following completion of the works within the RPAs, the barriers will be placed by to their original position. Barriers do not need to be repositioned back to their original location following the completion of new/resurfacing works within the RPA. In this instance, the barriers must be sited to protect any exposed and unsurfaced parts of the RPA and the branches of the tree.

2.13 Special attention is essential in maintaining the protective barriers during the construction phases, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers will be inspected frequently and repairs shall be made immediately where required.

2.14 All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone - No Access' (See signage example at **Appendix 2**).

2.15 Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.



## **AMS04 - Works within Root Protection Areas (RPAs)**

- 2.16 The **TPP (See Plan 2)** shows the RPAs of retained trees. This signifies the area that must be protected during the construction works to avoid harm to the rooting environments of trees. Where development and site works occur in these areas, there are mitigative measures and protocols to adhere to as detailed within the document.
- 2.17 RPAs for [list trees] have been reshaped to reflect the presence of a [either or combination of highways, building foundations and sudden level changes] which are considered to act as a barrier towards root growth. Where the shape of an RPA has been altered, the extent of the RPA has not been reduced but compensated to include areas that are considered to be more advantageous to root development.

### **AMS05.1 - Removal of Hard Surfacing within RPAs**

- 2.18 The TPP (See Plan 3) identifies areas of existing hard surfacing within RPAs that require removal as part of the demolition works. This includes the removal of concrete within RPAs of T1.
- 2.19 The removal of surfaces from RPAs will adopt the following protective measures:
- 1) The works will be completed under the supervision of a qualified arboricultural consultant.
  - 2) Protection fencing will be temporarily removed / repositioned to provide access.
  - 3) Ground boarding will be placed over parts of the RPA that are not surfaced and where access is required. Any machine use must be operated on hard surfaced ground or as a last result on soft-ground which is protected by ground protection boards as detailed within this document.
  - 4) Any machine should work backwards over the area to prevent damage to any exposed RPA.
  - 5) The surface will be sensitivity removed, breaking-up the top layer using hand-held breakers or small excavator and avoiding any excavation into the sub-bases or soil layers where roots may be present.
  - 6) Paved / slab surfaces will be lifted carefully by hand.
  - 7) Where possible, any existing sub-base will be left in situ / made good if new surfacing is to be laid.
  - 8) Kerbs and haunching will be retained and utilised for re-surfacing where applicable. Kerbs and haunching to be removed must be 'peeled back' from their position away from the tree with a small machine. Any lodged haunching will be broken up and removed by hand. No excavation will occur behind the kerb line (towards the tree) where tree roots may be present.
  - 9) If the removal sub-base material is required, this will be undertaken by hand to avoid any damage to tree roots. Any tree roots identified will be retained where possible. Small roots measured under 25mm in diameter may be cleanly pruned back if required. Roots measured over 25mm must be retained and the appointed arboricultural consultant will review the significance of the root(s) to the tree's health and stability.





10) The newly exposed soil and any exposed roots will be covered with up to 100mm of topsoil extract from elsewhere on the site or imported (to BS3882:2015). Soil may be placed in the area by plant sited outside the RPA and spread by hand.

11) Tree protection fencing to be reinstated in final (post demolition position as shown on the **TPP**).

### **AMS05.2 - Removal of Built Structures and Foundations within RPAs**

2.20 The **TPP (See Plan 3)** identifies areas of existing built structure within RPAs that require removal as part of the demolition works. This includes the removal of the porch and garage within RPAs of T1.

2.21 The removal of built structures and their foundations from RPAs will adopt the following protective measures:

- 1) Protection fencing will be temporarily removed / repositioned to provide access.
- 2) Ground boarding will be placed over parts of the exposed RPA that are not surfaced and where access is required. Any machine use must be operated outside from the RPA, or on hard surfaced ground. Machines will only operate within soft-ground RPA as a last resort which is protected by ground protection boards as detailed within this document.
- 3) Buildings will be folded in on themselves using a 'top down pull back' approach away from the trees.
- 4) Debris will be removed by hand or with plant machinery not located on any exposed rooting area.
- 5) Floors will be broken up with a hand-held breaker and pieces removed by hand. Slab floors can be lifted carefully by machinery if appropriate.
- 6) Trench foundations within the RPAs will be carefully pulled in on themselves, peeling the structure away from the tree and rooting area. These works will be completed under the supervision of a qualified arboricultural consultant.
- 7) The newly exposed soil and any exposed roots will be covered with up to 100mm of topsoil extract from elsewhere on the site or imported (to BS3882:2015). Soil may be placed in the area by plant sited outside the RPA and spread by hand.
- 8) Tree protection fencing to be erected in position for construction stage (post demolition position as shown on the **TPP**).

### **AMS05.3 - Excavation within RPAs**

2.22 The **TPP (See Plan 3)** identifies where excavation is required within RPAs for construction purposes. This includes trees T1.

2.23 The excavation works will be carried out in accordance with the following tree protection measures:

- 1) The works will be completed under the supervision of a qualified arboricultural consultant.
- 2) Protection fencing will be temporarily removed / repositioned to provide access.



- 3) Identify area for excavation, mark out with pegs or spray paint.
- 4) Remove hard surface if necessary (see relevant section of this report).
- 5) Excavation within the RPAs will be carried out using hand-held tools or by air-spading or air-vacating.
- 6) A light-weight machine will only be used as a last resort and at the discretion of the supervising Arboriculturist (typically for the removal of hard surfacing and imbedded rocks/rumble). The machine will be operated outside the RPA and where this is not possible ground protection must be laid in accordance with this document.
- 7) For service trench excavations, roots will be retained where possible by spanning the trench with services fed beneath.
- 8) Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root. Avoid tearing or ripping the root.
- 9) Roots found over 25mm and where occurring as clumps will be not be immediately pruned back, the appointed supervising Arboriculturist will record the size and nature of the root, determine its significance to tree health, and specify proceedings accordingly.
- 10) Exposed roots will be covered with topsoil or a hessian sack to avoid root desiccation;
- 11) Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed. Excavated holes must therefore be sheathed to reduce the risk of contamination where concrete is to be implemented.
- 12) Backfill as soon as possible to cover cut root ends.

#### **AMS05.4 – No-dig Building Foundations within RPAs**

- 2.24 The **TPP (See Plan 3)** identifies where buildings are to be constructed in the RPAs of trees T1.
- 2.25 All structures are to be installed as per engineers' specification. The foundations may be designed to meet the following criteria:
- Construction will be above existing ground (removal of grass /leaf litter by hand only).
  - Provide adequate resistance to applied loads, avoiding compaction of the soil.
  - Provision will be made for resistance to or tolerance of deformation by tree roots
  - Allowance will be made for moisture and gaseous exchange to continue from the soil.



- 2.26 Any supports (such as a pile and beam construction) will be sited around any significant root masses. Sensitive air excavation or ground penetrating radar prior to design will identify ideal locations is highly advised.

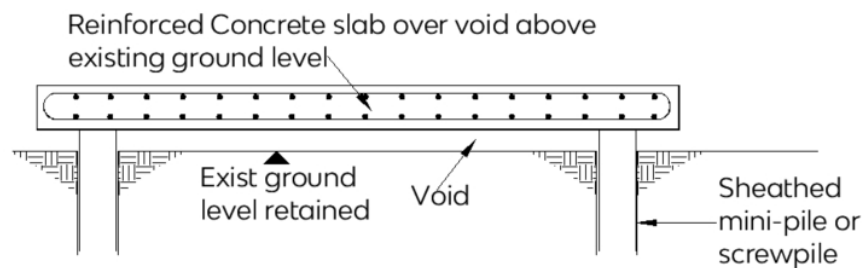


Figure 2. Indicative Drawing for No-dig Foundation Design within RPAs

- 2.27 Construction of the building foundations must adopt the following tree protection measures:
- 1) Contact project arboriculturist to hold pre-start site meeting before starting work.
  - 2) Only when work is imminent dismantle Tree Protection Fence and re-erect in secondary location as shown on **TPP**.
  - 3) Grass to be removed as necessary using hand tools or low ground-pressure plant ideally located outside of RPAs
  - 4) Mark out foundation points for piles or pads.
  - 5) Piles installed using mini-rig with very low ground pressure: rig must be approved for use by project arboriculturist
  - 6) Metal work installed and void form materials installed.
  - 7) Slab base cast onto void form material.
  - 8) Void form material removed to create void under slab
  - 9) Remaining construction built on slab with no further excavation

### AMS06 - General Site Precautions

- 2.28 The following points must be observed during both advanced works and the construction process:
- The site compound area must be established outside of the unprotected RPAs prior to undertaking demolition and or construction works on-site, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs;
  - No fires will be lit on-site;
  - Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;



- No access will be permitted inside RPAs unless under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;
- No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;
- If during demolition or construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;
- Notice boards, telephone wires or other services must not be attached to any part of retained trees; and;
- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, see page or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree.
- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

### **AMS07 - Procedures for Incidents**

2.29 If any breach of the approved tree protection measures occurs:

- The site manager must be informed immediately;
- The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;
- Swift action must be taken to halt the breach and prevent any further breaches; and
- All preventative action and details of agreed remedial works must be recorded and reported to the LPA.









## Plans:

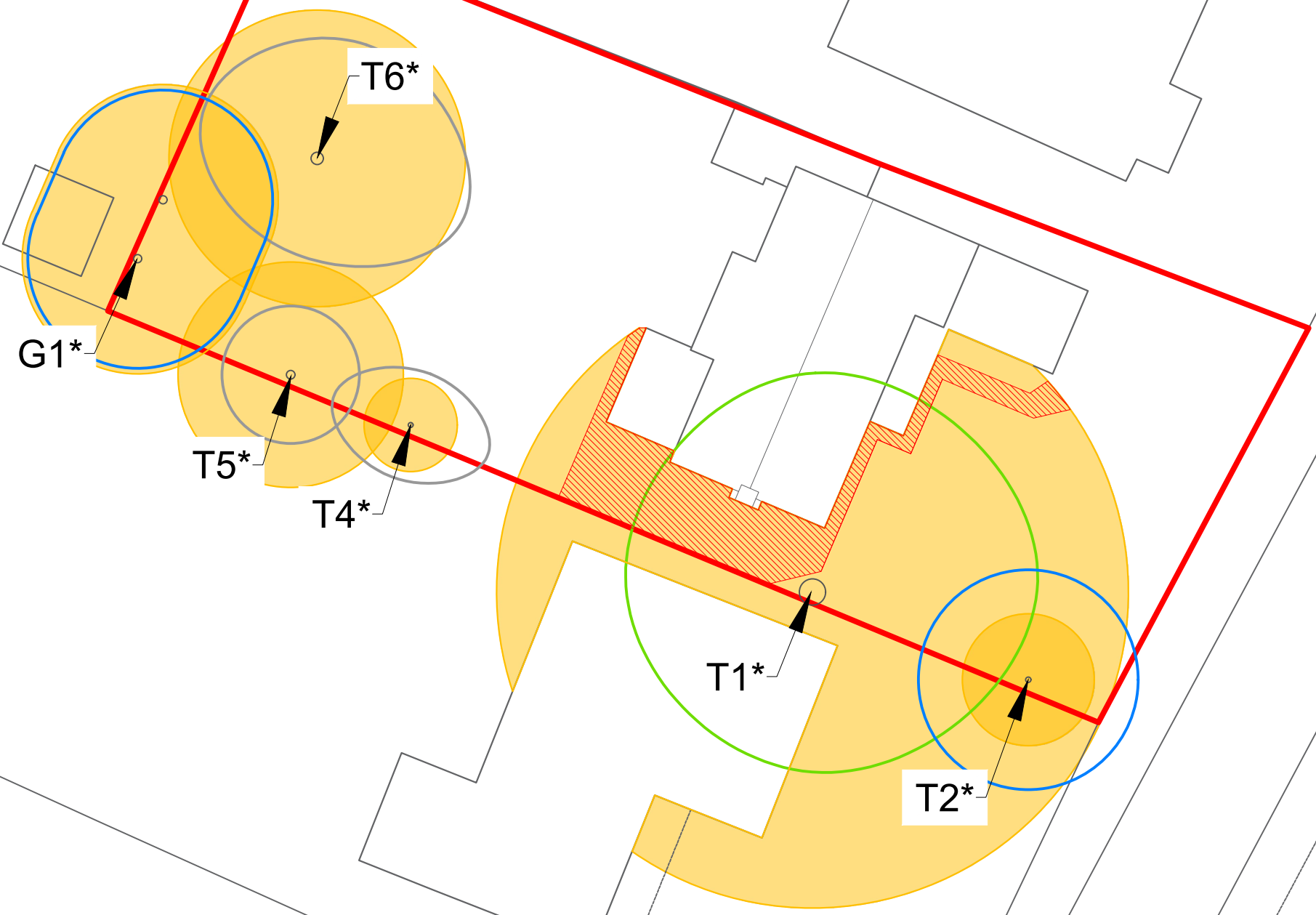
Tree Constraints Plan 14549/P01

Tree Protection Plan 14549/P02



-  Site Boundary
-  Category A - Trees of High Quality and Value
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Root Protection Areas
-  Approximate extent of existing hard-surfacing within plotted RPA

*\*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



Rev	Description	Date
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Head Office: Marsden Estate, Rendcomb, Cirencester, Gloucestershire GL7 7EX

Project title  
39 Carisbooke Road,  
Gloucester

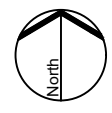
Drawing title  
Tree Constraints Plan

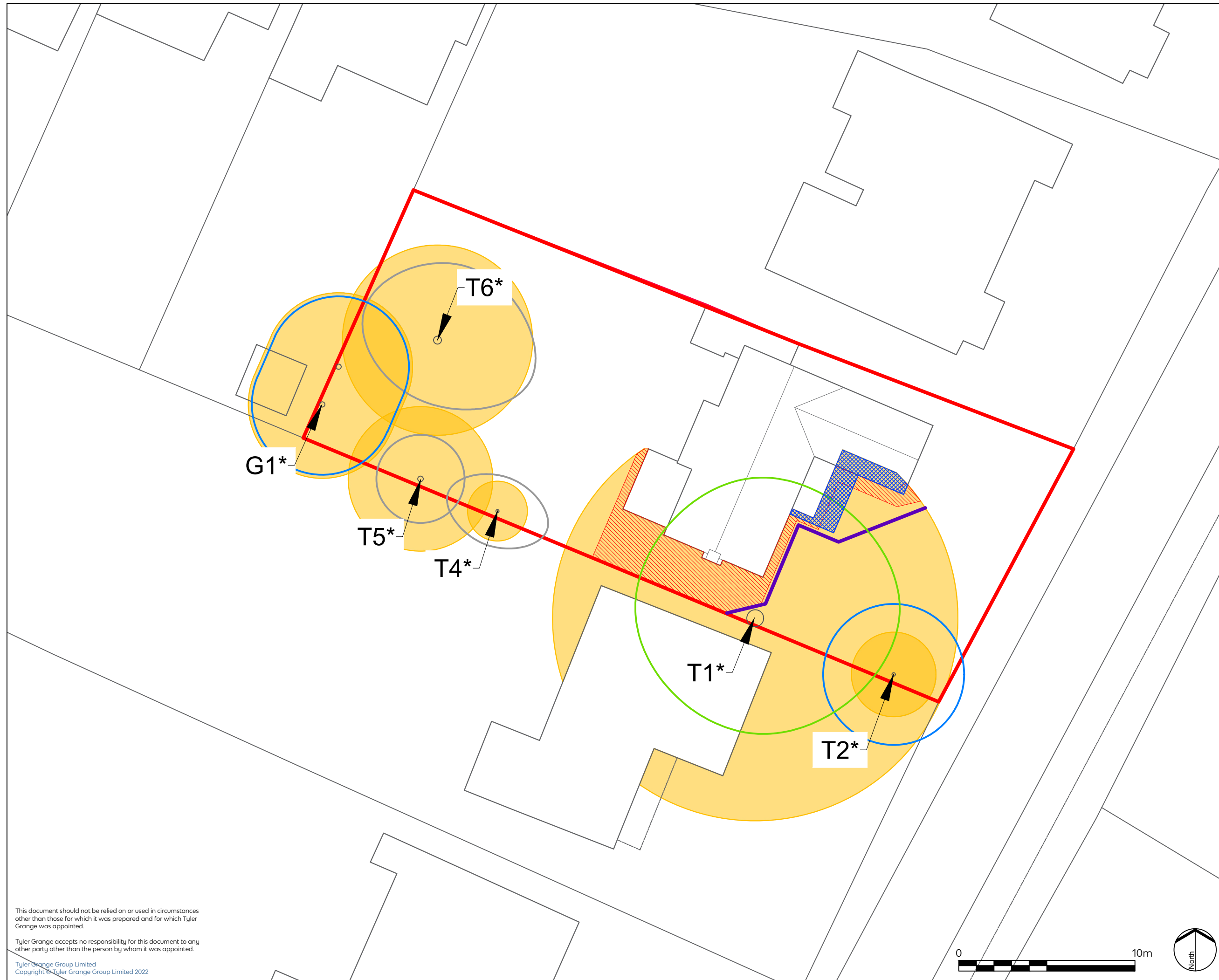
Scale	1:200 @ A3	Drawn	LS
Date	08.06.2022	Checked	JP
Drawing number	14549_P02	CDM Review	-
		Revision	-








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-  Site Boundary
-  Category A - Trees of High Quality and Value
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Root Protection Areas
-  Approximate extent of existing hard-surfacing within plotted RPA
-  Manual Excavation within RPAs
-  Tree Barrier Locations

*\*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

Rev	Description	Date
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Project title  
39 Carisbooke Road,  
Gloucester

Drawing title  
Tree Protection Plan

Scale 1:200 @ A3  
Date 08.06.2022  
Drawn LS  
Checked JP  
CDM Review -

Drawing number  
14549\_P03  
Revision -

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# Appendices





# Appendix 1: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments	RPA Radius (m)	Root Protection Area (m <sup>2</sup> )
				N	E	S	W								
T1	Purple Beech ( <i>Fagus sylvatica</i> 'Purpurea')	20m	960	7.00	8.00	7.00	7.00	6.00	Mature	Good	Good	A.2	Established at southern boundary of front garden between two plots, 1.75 metres from southeastern corner of dwelling, previously crown lifted and actively managed, old pruning wounds completely healed over, hardstanding (concrete) to northwest of base, no visible buttress decay or other significant defects noted that would warrant further inspection.	11.5	417
T2	Apple ( <i>Malus spp.</i> )	5.0	5x100	4.00	4.00	4.00	4.00	2.50	Mature	Fair	Fair	B.2	Amenity tree established at southern boundary of front garden, multi stem from base.	2.4	18
T4	Black Cherry Plum ( <i>Prunus cerasifera</i> 'Nigra')	5.0	2x100	2.00	3.00	2.00	3.00	2.00	Mature	Poor	Fair	C.1.2	Established in border along southern boundary, low vitality with deadwood throughout, ivy cladding around stem and lower branches, limited retention potential.	1.7	9
T5	Lawson Cypress ( <i>Chamaecyparis lawsoniana</i> )	9.0	340	2.50	2.50	2.50	2.50	2.00	Mature	Fair	Fair	C.1.2	Established in border along southern boundary, previously crown lifted to 2 metres, no significant defects noted.	4.1	52
T6	Weeping Ash ( <i>Fraxinus excelsior</i> 'Pendula')	8.0	450	4.50	5.75	3.50	4.50	1.00	Mature	Fair	Fair	C.1.2	Established within rear garden, stunted form and weeping habit, previously lopped at 3 metres, regenerative growth is twisted and warped with multiple natural braces, large fungal bracket ( <i>Inonotus hispidus</i> ) on southern side, severe epicormic growth around base and lower limbs.	5.4	92
G1	Ash ( <i>Fraxinus excelsior</i> )	9.0	350	4.00	4.00	4.00	4.00	2.00	Early Mature	Fair to Poor	Fair to Poor	B.2	2 x trees established along western boundary, cohesive canopy, visible signs of ash dieback in southern tree (diamond shaped lesions in structural branches), some amenity value, moderate value as a collective feature.	4.2	N/A

## Appendix 2: Tree Protection Fence Signage



*Note: Digital A4 copies can be obtained via contacting Tyler Grange.*



# Appendix 3: Arboricultural Works Audit



<b>Works Requiring Supervision</b>	<b>Tree or Group No.</b>	<b>Date Completed and Report to LPA</b>
Pre-commencement onsite meeting with project Arboriculturist and Site Manager to discuss tree protection measures throughout demolition and construction phases	N / A	.....
Spray marking of tree removals as detailed within the <b>Arboricultural Method Statement</b> .	N / A	..... ..... .....
Inspection of tree pruning works as identified on the <b>Tree Protection Plan (14549/P02)</b> and detailed within the <b>Arboricultural Method Statement</b> .	N / A	.....
Temporary / secondary repositioning of tree protection barriers as identified on the <b>Tree Protection Plan (14549/P02)</b> and detailed within the <b>Arboricultural Method Statement</b> .	T1	.....
Supervision of manual excavation works within RPAs as identified on the <b>Tree Protection Plan (14549/P02)</b> and detailed within the <b>Arboricultural Method Statement</b> .	T1	.....
Supervised removals of existing hard-surfacing / built structures within or adjacent to RPAs as identified on the <b>Tree Protection Plan (14549/P02)</b> and detailed within the <b>Arboricultural Method Statement</b> .	T1	.....



<p>Supervision of manual excavation works within RPAs as identified on the <b>Tree Protection Plan (14549/P02)</b> and detailed within the <b>Arboricultural Method Statement</b>.</p>	<p><i>T1</i></p>	<p>.....</p>
<p>General site inspection (monthly basis recommended unless otherwise agreed with LPA) as detailed within the <b>Arboricultural Method Statement</b>.</p>	<p>All retained trees</p>	<p>.....</p>



# Appendix 4: Report Limitations and Tree Legislation

## Limitations of Survey

- 1.1 The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- 1.2 No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

## Un-assessable Risks

- 1.3 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made. Detail of the site's logistical issues (e.g. site storage and the construction programme) may not be finalised until after consented development. As this report has been prepared in advance of consent, some of its contents may need to be updated as more specific information becomes available once the post-consent project management commences. Although this document will remain the primary legal reference in the event of any disputes, some of its content may be superseded by authorised post-consent amendments.
- 1.4 The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- 1.5 A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.





# Step into our world

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**Tyler  
Grange**

**Landscape** | Ecology | **Arboriculture**



Development Control Manager  
Planning Services  
Gloucester City Council  
The Docks  
Gloucester  
GL1 2EQ

10<sup>th</sup> June 2022

Dear Sirs

**Re: Proposed demolition of existing garage and porch, replacement with a two storey front extension and new porch - 39 Carisbrook Road, Hucclecote, Gloucester, GL3 3QR -**

Please find attached the following drawings and document to accompany the planning application:

- Completed Online Planning Application Forms and Certificates
- Location Plan
- Existing Block Plan
- Proposed Block Plan
- Existing Floor Plans
- Existing Elevations
- Proposed Floor Plans
- Proposed Elevations
- Arboricultural Method Statement

The fee has been paid online.

Overall, we do not believe that the amenity of any neighbouring occupiers would be adversely affected by these proposals nor would the character of the area.

I trust that we have provided you with all the necessary documentation to validate and process this application at your earliest convenience.

Yours faithfully

*Russell Ranford*

**Russell Ranford** BA (Hons) Dip TP MRTPI  
Partner

For and on behalf of Urban Aspects Ltd