Development Control
Gloucester City Council
PO Box 3252, Gloucester, GL1 9FW
01452 396396
development.control@gloucester.gov.uk
www.gloucester.gov.uk/planning

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: 88

Suffix:

Property Name:

Address Line 1: Henry Road

Address Line 2:

Address Line 3: Gloucestershire

Town/city: Gloucester

Postcode: GL1 3DX

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

Easting (x): 383886

Northing (y): 219161

Description:

Applicant Details

Name/Company

Title

Mr

First name

Jim

Surname

Connel

Company Name

Address

Address line 1

C/O Total Design Ltd

Address line 2

1 Court Lane

Address line 3

Town/City

Newent

Country

Postcode

GL18 1AR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mrs

First name

Angela

Surname

Phelps

Company Name

Total Design Ltd

Address

Address line 1

1 Court Lane

Address line 2

Address line 3

Town/City

Newent

Country

United Kingdom

Postcode

GL18 1AR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Erection of out building to provide ancillary hobby room

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)

Type:
Walls

Existing materials and finishes:
N//A

Proposed materials and finishes:
Treated timber cladding (Siberian Larch or similar)

Type:
Roof

Existing materials and finishes:
N/A

Proposed materials and finishes:
Black / Blue Slate

Type:
Windows

Existing materials and finishes:
N/A

Proposed materials and finishes:
Powder coated aluminium (Anthracite grey RAL 7016)

Type:
Doors

Existing materials and finishes:
N/A

Proposed materials and finishes:
To match new windows

Type:
Other

Other (please specify):
Rain water Goods

Existing materials and finishes:
N/A

Proposed materials and finishes:
Galvanised finish "Lindab" or similar. Connect to water butts with over flow into existing storm drainage system.

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

- [x] Yes
- [ ] No

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

Drawing T1321.04B (Proposed)
Planning Statement.

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?

- [x] Yes
- [ ] No

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

??????????????????

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

- [x] Yes
- [ ] No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

??????????????????

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] No

Site Visit

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

- [ ] Yes
- [x] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

Mrs

First Name

Angela

Surname

Phelps

Declaration Date

20/07/2022

☑ 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

Angela Phelps

Date

20/07/2022

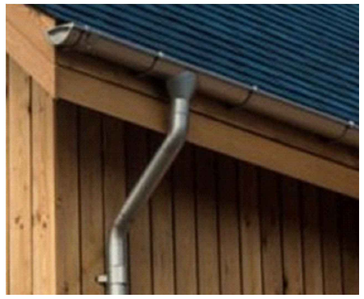
PROPOSED MATERIALS:

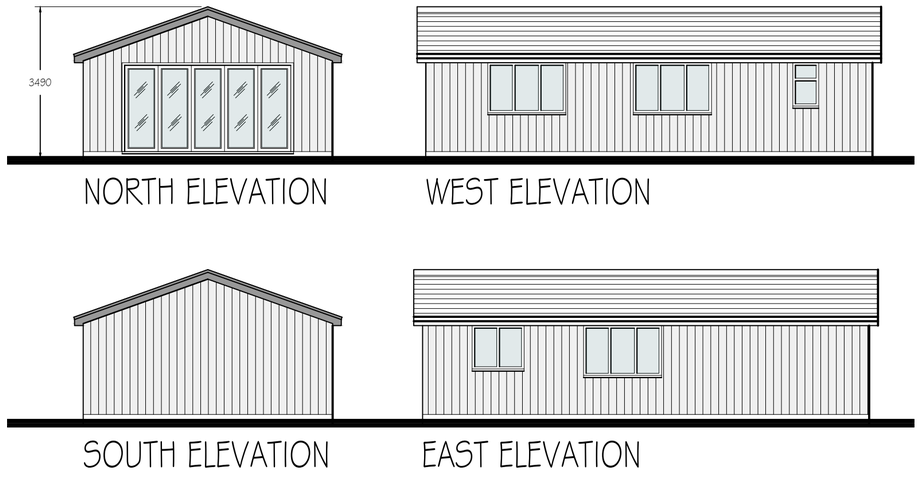
Roof: Natural Blue/Black slate

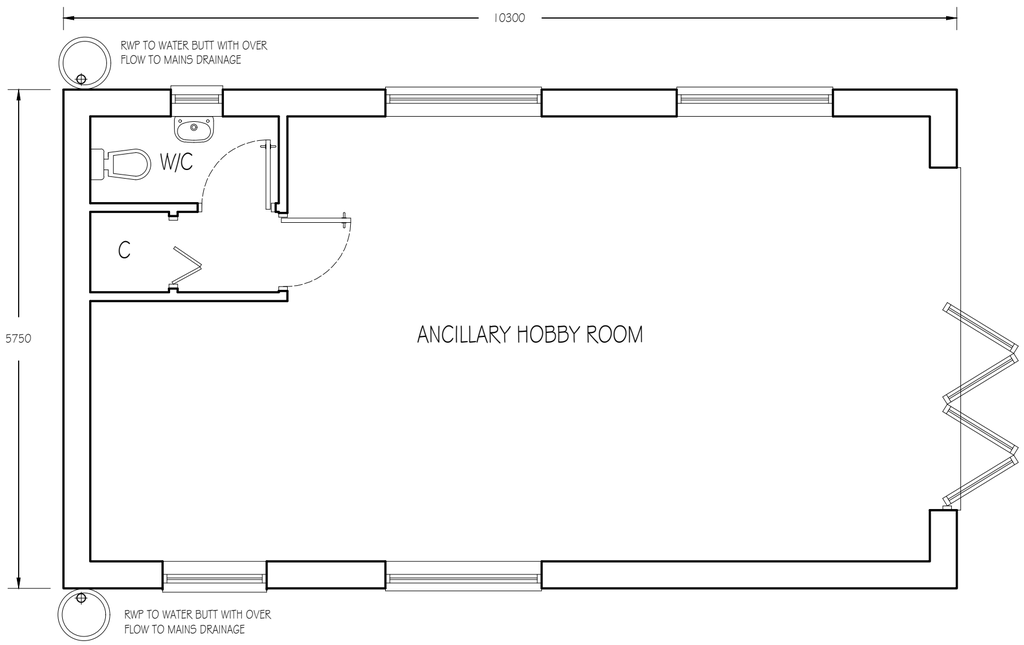
Rain Water Goods: Galvanised finish ("Lindab" or similar)

Walls: Timber cladding (Siberian Larch or similar allowed to weather naturally)

Windows and Doors:
Powder coated aluminium (Anthracite grey RAL 7016)





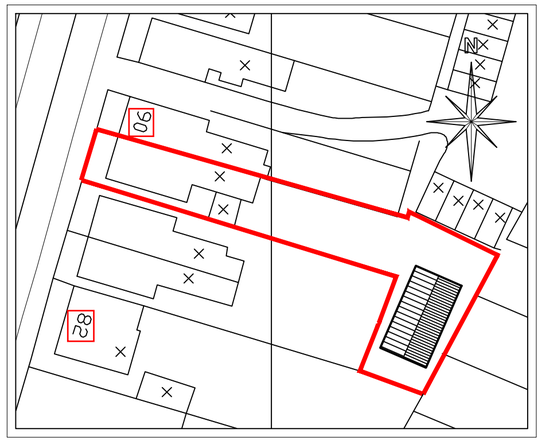


GROUND FLOOR PLAN (1:50)

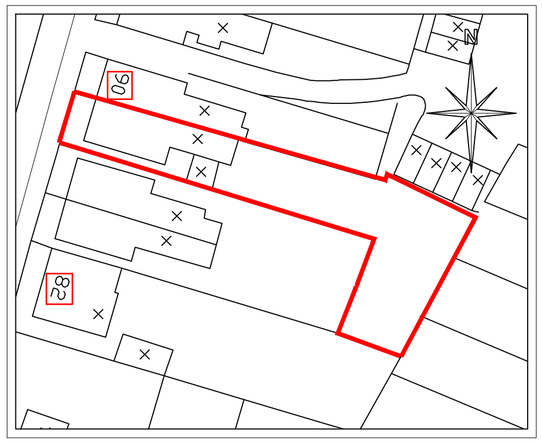
SCALE

0 1 2 3 4 5

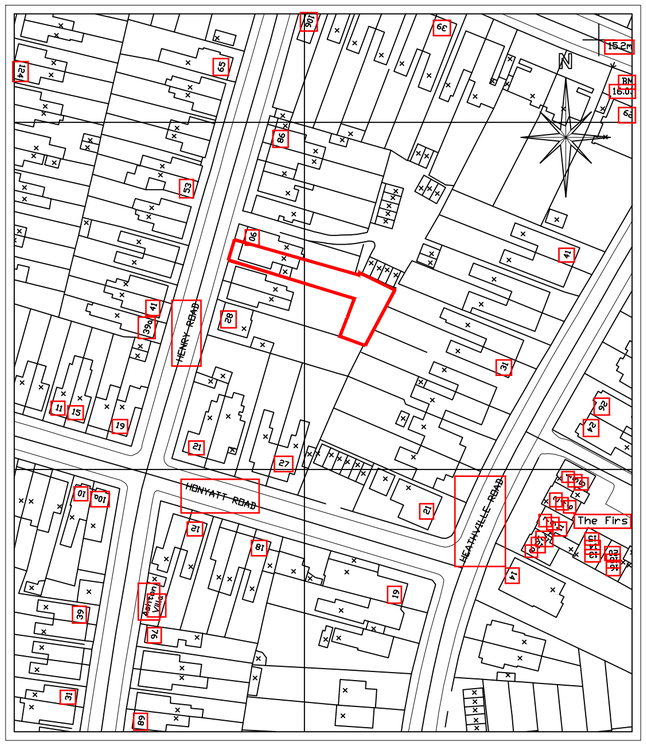
METRES



PROPOSED BLOCK PLAN 1:500



EXISTING BLOCK PLAN 1:500



EXISTING LOCATION PLAN 1:1250

NOTE TO CLIENT RE CDM 2015:
ALL CONSTRUCTION PROJECTS ARE SUBJECT TO THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015. UNDER CDM 2015 THE CLIENTS DUTIES HAVE BEEN STRENGTHENED AND BROADENED. CLIENTS DUTIES UNDER (CDM 2015) CAN BE FOUND ON THE FOLLOWING LINK http://www.hse.gov.uk/pubns/indg411.pdf

As architectural consultants we shall undertake our services for you endeavouring to avoid any un necessary design risks that could potentially cause harm on site or for ongoing maintenance. However if due to clients design brief or if any un avoidable risks occur then as soon as we are aware we will make these known to the client to notify the principle contractor if we are not appointed as principle designer after planning and/or building regulations have been completed. All projects must have workers with the right skills, it is assumed that all works will be carried out by a competent contractor. The contractor must provide appropriate supervision/information and a written phase plan.

We will list/indicate any residual risks on our working drawings that need to be considered outside of the normal hazardous risk that potentially can occur on building sites. Normal hazards will be managed by the builder/contractor under on site activities along with construction phase health & safety planning.

RISKS LISTED HERE ARE SIGNIFICANT, AND ASSOCIATED WITH THE PATH OF CONSTRUCTION WORK OR RELATED STRUCTURAL WORK:

- SERVICES - prior to demolition existing services should be disconnected, where alteration or new works are carried out the client/principle contractor should make necessary inquires with all relevant utility companies to ensure there is not any restrictions on the project. TOTAL DESIGN LTD HAVE NOT CONTACTED ANY OF THE UTILITY COMPANIES.
- TREES - Investigations need to be carried out by arboriculturalist employed by the client to so which trees will need to be removed and give advice regarding root protection areas on neighbouring trees.
- STRUCTURAL - adhere to structural engineer's method statements for all structural works, ground investigations will be required to determine foundation designs required.
- PUBLIC - protection of any members of the public or anyone occupying the site/building when works are carried out.

REV:	DATE	DESCRIPTION
A	22/06/22	Drawing updated for Planning App (ELB)
B	24/06/22	Drawing updated for Planning App (ELB)
C	24/08/22	Additional Block Plan added (ELB)

TOTAL DESIGN LTD
Architectural Consultants
1 COURT LANE NEWENT GLOS GL18 1AR
[redacted]

PROJECT: 88 Henry Rd,
Gloucester
GL1 3DX

TITLE: PROPOSED HOBBY ROOM

CLIENT: Mr Jim Connell

SCALE: 1:100 & 1:50 @ A2

DATE: May 2022

DRAWN: ELB

DWG NO: T1321.04C

Supporting Planning Statement

Proposal:	Erection of detached out building (ancillary use).
Application:	House holder planning application (within Conservation Area) for:
Location:	88 Henry Road, Gloucester
Our Reference:	T1321

This document is submitted in association with a detailed house holder planning application for the development as listed above. The proposal site is within the residential curtilage of No. 88 Henry Road. Which falls within the Denmark Road Conservation Area. The location, appearance and scale has been carefully considered to avoid harm to the surrounding conservation area and adjacent properties.

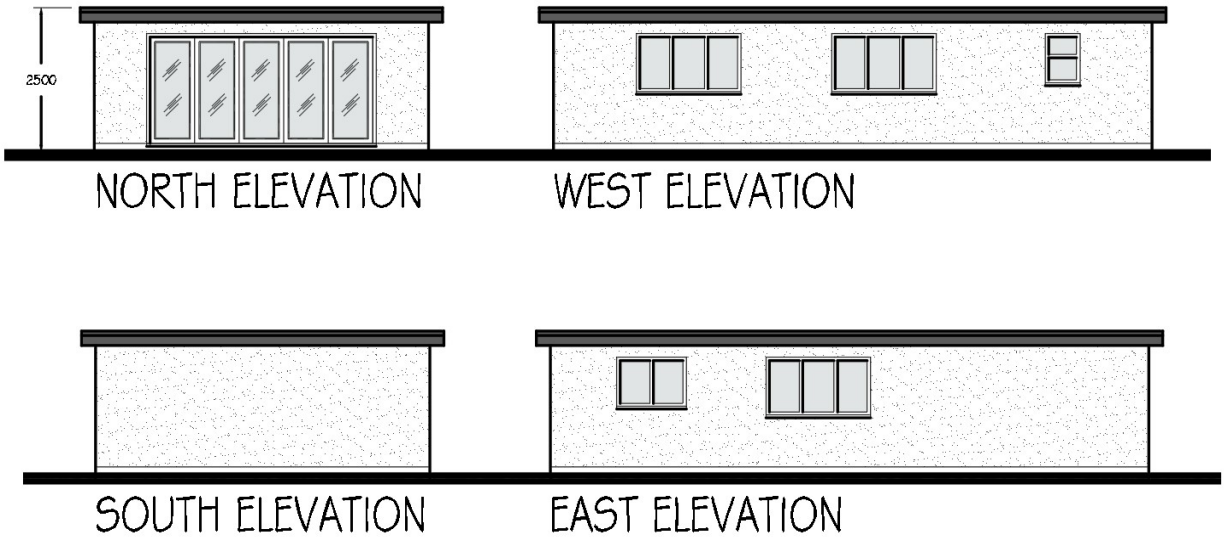
It is considered the proposed development is of a scale to suit the buildings intended use (ancillary to existing dwelling). The building's location allows for suitable screening, externally the building is screened from the roads by existing boundary fences and trees. It is considered that no additional landscaping is required. It is considered the building will not harm the surrounding conservation area or any historic features in the local area.

Materials have been chosen to ensure the development is sympathetic to the surrounding conservation area and will not detract from the form and appearance of the surrounding properties:

ROOF:	The roof will be pitched and finished with blue / black slates.
WALLS:	To be timber cladding allowed to weather naturally and become subtle.
WINDOWS & DOORS:	All to be powder coated aluminium in Anthracite Grey (RAL 7016).

Although it may be considered that the proposal is fairly substantial for this area, however we have scaled the proposal to be comparable for its proposed use and have chosen materials and the design to reduce the impact of the building on the Conservation Area.

We would like to highlight the fact that a similar building would be considered acceptable under the current Permitted Development rights. Permitted development would allow the same footprint, unsympathetic materials, and a flat roof (to keep within height restrictions). An illustration of the possibility of this has been indicated on the following page.



We feel that this type of development is not suitable for the site and the surrounding Conservation Area. We have therefore decided to apply for house holder planning pemission instead of persuing the Permitted Development route. Although this means both cost implications and time constraints to this development we would rather obtain permission for a development that is more suitable for the area, ie; a pitched slated roof rather than a standard flat roof.

Please see below photo taken on site of a neighbouring building (North of proposal). We feel this type of development is not in keeping with the surrounding area and would not want to replicate this.

In Conclusion:
We hope that the Planning Department would be able to support this application for the proposal atatched, as a more favourable option to using the Permitted Development process. However, any queries or futher information required, please do not hesitate to contact us.

Arboricultural Report

Impact assessment and method statement

88 Henry Rd
Gloucester
GL1 3DS

19th July 2022

Compiled for:

Mr Jim Connell

By

[redacted]

[redacted]

Ref: WTC_967.01

Wotton Tree Consultancy
24 Haw Street
Wotton-under-Edge
Gloucestershire

[redacted]

Validation statement for LPA registration

This report is submitted to Gloucester City Council to accompany a planning application. The report contains tree information relating to the proposal to construct a new ancillary hobby room.

For local planning authority (LPA) validation purposes, this report contains the following:

- A full tree survey compliant to the requirements of BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' undertaken by a competent and qualified arboriculturist.
- A suitably scaled plan with a north point showing the site boundaries and the tree survey information.
- An assessment of the impacts of the proposed development on the existing trees. This includes recommendations of which trees should be removed/retained and the proposed protection measures.
- An arboricultural method statement outlining appropriate methods of tree protection and any specific technical construction methods needed to implement the design proposals with minimal detriment to retained trees.

Summary

The rear garden of the property contains 7 trees to include 3 C, 2 B and 1 U category. 1 'C' category Lawson cypress will require removal to facilitate the build. The remaining trees will be retained and protected through a combination of fencing, ground protection and piled foundations.

Contents

1.0 INTRODUCTION

1.1 **Instruction:** I am instructed by Mr Jim Connell, to inspect the trees that could affect or be affected by the development proposal at the land known as 88 Henry Rd. This report, in compliance with BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' is required to accompany the submission of a planning application for the proposal to construct a new ancillary hobby room. My instruction is to prepare the following information:

- A schedule of the relevant trees including tree data and condition assessment.
- A tree constraints plan.
- An arboricultural impact appraisal.
- An arboricultural method statement.
- A tree protection plan.

1.2 **Documents provided:** Drawings WTC_967.02 (tree constraints plan), WTC_ 967.03 (tree retention/removal plan) and WTC_967.04 (tree protection plan) are derived from the following drawings which were supplied to me by Emma Bomken:

- Total Design Ltd drawing – *Survey Drawing* – Dwg No. T1321.01A – Dated: June 2020

- Total Design Ltd drawing – *Proposed Hobby Room* – Dwg No. T1321.04B – Dated: May 2022

1.3 I am a consulting arboriculturist with Wotton Tree Consultancy Ltd. I have a BSc (hons) Arboriculture and the AA Technicians Certificate in Arboriculture (Cert Arb L4 (ABC)). I am a LANTRA qualified Professional Tree Inspector. I am a professional member of the Consulting Arborists Society, a professional member of the Arboricultural Association, an associate member of the Institute of Chartered Foresters and a licensed user of Quantified Tree Risk Assessment (QTRA) - license no. 2278. I am trained in valuing amenity trees using the Capital Asset Value for Amenity Trees (CAVAT) system. I have been a consulting arborist since 2006.

1.4 Limitations:

1.4.1 My survey was a preliminary assessment undertaken from ground level and observations have been made solely from visual inspections for the purposes of assessment in terms relevant to planning and development. Only binoculars, mallet and a probe have been used to aid tree assessment. No invasive or non-invasive internal decay detection devices have been used in assessing tree condition.

1.4.2 The recommendations and conclusions in this report relate only to the conditions found on this site at the time of the site visit and inspection. The recommendations contained within this report are valid for a period of 12 months from the date of this report. Any significant alteration to the site that may affect the trees that are present or have planning implications (level changes, additional tree works, post extreme weather events, hydrological changes) and will necessitate a re-assessment of the trees and the site.

1.4.3 The tree survey that forms part of this report is not a tree safety inspection. The survey has been carried out in order to inform the planning process. Where obvious risks have been observed, they have been addressed in the 'preliminary management recommendations' (see Appendix 1 – Tree Schedule). Potential hazards and levels of risk are likely to change as the site usage changes during and post development.

1.5 Ecological Constraints: The Wildlife and Countryside Act 1981 and amendments made within and subsequent to the Countryside and Rights of Way act 2000 provides statutory protection to bats, birds and other species that inhabit or use trees. The protection afforded to these species could impose significant constraints on the use of a particular site as well as significantly restrict the timing of any works that may be necessary. Any restrictions are in addition to the tree restriction highlighted in this report. Whilst I have some working knowledge of these potential issues they are outside my area of expertise and you must seek advice from a qualified ecologist to ascertain if any further restrictions apply.

1.6 Tree preservation orders and/or conservation area protection:
Having consulted Gloucester City Council's online Conservation Area map (https://www.gloucester.gov.uk/media/3385/city-of-gloucester-conservation-areas3.pdf) [accessed 19th July 2022] I am informed that the site sits within the Denmark Road Conservation Area, however, I have not been able to ascertain whether any trees on site are subject to a Tree Preservation Order. Due to occasional inaccuracies with web-based records it is advisable to check directly with Gloucester City Council before undertaking tree works.

Any tree works recommended for trees subject to a TPO or within a Conservation Area may need to be applied for (or notified to the council in the case of a

conservation area) separately unless full planning permission is granted and this report constitutes an approved document with the main planning application.

2.0 SITE VISIT AND DATA COLLECTION

2.1 **Site Visit:** I visited the site on 20th July 2021. All observations were made from ground level (aided by the Visual Tree Assessment method – Mattheck and Breloer, 1994) and all measurements except stem diameter were estimated unless otherwise stated in the tree schedules. The weather at the time of the visit was cool and overcast; these conditions in no way hindered my ability to view the trees.

2.2 **Site Description:**

The site comprises of the rear garden of 88 Henry Road, Gloucester.

2.3 **Data collection:** Each tree or group was inspected and allocated an identification number as indicated in the tree schedule (appendix 1) and tree survey plan. For each tree the following information was collected:

- species
- height (m)
- stem diameter (mm)
- average radius of crown to 4 cardinal points (m)
- height and orientation of first significant branch
- average height of canopy clearance
- life stage
- observations regarding condition
- preliminary management recommendations
- safe useful life expectancy

As encouraged in BS5837:2012, each tree or group was allocated to one of four categories (A,B,C or U), which reflects its suitability for retention in context of the development. Please see table 1 for explanation of the criteria for tree categorisation.

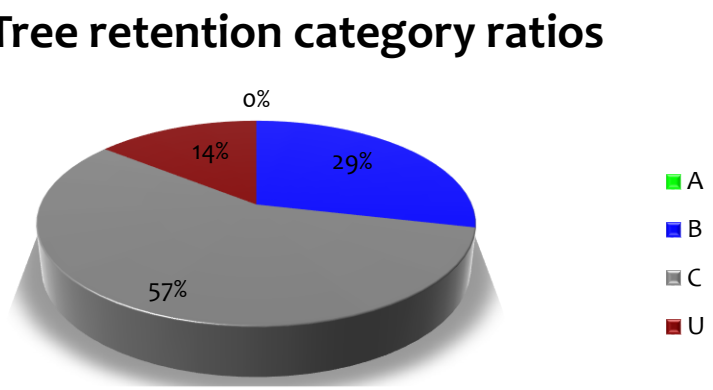
Table 1: cascade chart for tree assessment, adapted from Table 1 of BS5837:2012

Category & definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention				
Category U Trees in such a condition that they cannot realistically be retained as living trees in the context of current land use for >10 yrs	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees • Trees that are dead or showing signs of significant, immediate and irreversible decline • Trees infected with significant pathogens affecting health or safety, or very low quality trees suppressing trees of better quality *NOTE: these trees can having existing or potential conservation value making retention desirable*			**DARK RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values incl conservation**	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of >40 yrs	Particularly good examples of their species, esp if rare or unusual. Those that are essential components of groups or formal or semi-formal arboricultural features	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value	**LIGHT GREEN**
Category B Trees of moderate quality with an estimated remaining life expectancy of >20 yrs	Trees that might be included in category A but are downgraded because of impaired condition such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit category A designation.	Trees present in numbers, usually growing as groups or woodlands such that they attract a higher collective rating that they might as individuals. Trees occurring as collectives but situated so as to make little visual contribution to the area.	Trees with material conservation or other cultural value	**MID BLUE**
Category C Trees of low quality with an estimated remaining life expectancy of >10 years, or young trees with a stem diameter <150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

2.4 **Interpretation of data:** Section 4.6 of BS5837:2012 recommends that the trunk diameter measurement is used to calculate the RPA which can then be interpreted to identify the design constraints of a particular site. Once the design principal has been established the construction exclusion zone and location of protective measures can be identified.

3.0 ARBORICULTURAL IMPACT APPRAISAL

3.1.1 A total of 7 items were surveyed within and adjacent to the development site. These items comprised 7 individual trees. The chart below shows the ratio of tree retention categories on the site.



3.1.2 T4, T6 and T7 are off site trees whose RPAs conflict with the proposed footprint of the hobby/day room. T4 also has RPA conflicts. For this reason, a combination of fencing, ground protection and piled foundations on an above ground ring beam will be used to minimise disruption to the rooting area of the trees.

Plate 1: T10 (left) B category sycamore, T9 (centre) holly and T8 (right) U category sycamore – all off site

3.1.3 The grassed area in Plate 2 is the proposed building land.

Plate 2: Proposed area for the hobby/day room. Access from the left (east), arrowed.

3.1.4 T2, a C category Lawson cypress, will require removal to facilitate the build.

Plate 3: T5 – C category Lawson cypress for removal

3.2 Below ground constraints

3.2.1 Below ground constraints refer to tree roots. These are easily overlooked during construction operations as they are unseen and often little is understood about their importance. It is essential to ensure that roots are not damaged during building operations as they are the life blood of each tree, providing structural stability by anchoring the tree to the ground and providing transportation of water and nutrients from the soil to the foliage.

3.2.2 In reality the spread of roots for trees in an urban environment will rarely be distributed in a perfect circle as the environment below ground level is highly variable. The presence of structural foundations, pipes, impermeable surface coverings and differing soil conditions mean that tree roots will extend in to areas that offer a preferential environment; where water is most available and the soil is least compacted.

3.2.3 Root protection areas (RPAs) are shown as a circle centred on the base of the stem unless site conditions such as nearby structures indicate that the shape of the rooting area deviates from this format.

3.2.4 T1, T4, T6 and T7 have RPA conflicts with the proposed footprint and so piles on an above ground ring beam are proposed. This is further detailed in section 4 below.

3.3 Above ground constraints

3.3.1 Trees in close proximity to buildings can provide some constraints, both actual and perceived. Actual constraints may be where low branches conflict with new elevations either at the time of building or in the future. Future growth of young trees should be accommodated in building design. Other constraints include shade, leaf litter and damage from falling branches.

3.3.2 Large tree canopies close to buildings can also cause ‘post-development pressure’ by way of requests for tree removal or pruning as a result of resident anxiety.

3.3.3 Although some shading is likely it is not considered to be significant.

3.3.4 It is possible that leaf fall could block gutters and downpipes. This can be mitigated through regular maintenance of the guttering or by installing a proprietary gutter guard.

3.4 Trees to be retained

3.4.1 Of the 7 trees surveyed, 6 trees are proposed to be retained.

3.4.2 Tree protection on development sites is of paramount importance if trees are to be retained successfully. The inevitable stress caused by development near an existing tree can, if provision for adequate protection is not made, be a strain that can severely damage the trees or even result in their death. Although the trees appear healthy during and on completion of the development, the full effects may not come apparent for up to five or more years after works have finished.

3.5 Trees to be removed

3.5.1 1 tree is proposed for removal as a result of this development.

Retention category	Proposed for removal due to development	Proposed for removal due to poor condition	Total number of removals
A	-	-	0
B	-	-	0
C	T5	-	1
U	-	-	0
Totals	1	0	**1**

4.0 ARBORICULTURAL METHOD STATEMENT

4.0.1 Control measures for construction works in or near to the root protection zone are detailed in this chapter. This will form the method statement of works and will be the exact principle/methodology utilized during construction periods.

4.1 Tree works prior to construction

4.1.1 Following the approval of Gloucester City Council's appointed Tree officer**,** all tree works will be carried out to BS 3998 "*Recommendations for Tree Work"* (2010) *or* BS 5837 *"Trees in relation to design, demolition and construction - Recommendations"* (2012) or as modified by more recent research. Tree works will be undertaken before commencement of other site operations.

4.2 Protective fencing

4.2.1 Before the commencement of any works on site protective fencing shall be erected to the dimensions shown on the accompanying drawing 'tree protection plan'. Individual root protection areas at the measured m² will be erected for the duration of the development around retained trees. Although these protection measures will be in place for the duration of the development on site monitoring will allow for the successful retention of the subject trees.

4.2.2 Tree protection fencing will be constructed to the specification as set out in Appendix 5 of this report. It is imperative that the fencing is constructed in such a way that it cannot be easily moved or opened during construction work.

4.2.3 Signs will be affixed to the fencing to inform on-site contractors of the importance of the fencing barriers (Appendix 6).

4.2.4 The construction exclusion zones (CEZs) are to be treated as sacrosanct and the following guidelines must be followed:

- NO mechanised excavations
- NO movement of construction traffic or parking of vehicles
- NO storage of building materials
- NO storage of chemicals or fuels
- NO fires to be lit in close proximity to trees

4.2.5 Fences must only be removed following a site visit from the Local Authority officer to confirm on-site construction activity has been completed.

4.3 Site access

4.3.1 The site shall be accessed via the side entrance of 88 Henry Road.

4.4 Contractors car parking

4.4.1 No vehicles shall be parked on un-surfaced ground within the RPA of retained trees.

4.5 Site huts and storage

4.5.1 Any storage required for materials, spoil, plant or welfare facilities shall be positioned outside the RPA of retained trees. Mixing of cement shall be in a designated area where runoff will not enter the RPAs of retained trees. Ground protection in the form of a geotextile membrane will ensure no leaching of mixings enters the soil and kick boards around the perimeter will ensure that runoff is contained.

4.6 Service installation

4.6.1 I have not been supplied with details of the routing of underground services that may affect the trees on site. The provision of underground services must be led by the site's tree constraints. Should the routing of services cause conflict with the specified RPAs, a detailed and specific method of work will be provided in writing to the LPA for approval prior to installation of services.

4.7 Ground level changes

4.7.1 There shall be no changes in ground levels within the RPAs of retained trees during the construction.

4.8 Ground protection

4.8.1 Where access is required within the RPA to facilitate construction activity, ground protection is required to avoid compaction of the rooting area. This should be capable of supporting any traffic entering or using the site without being distorted.

4.8.2 Ground protection has been specified to the north of T9 to T11 to facilitate access to the site through their RPAs, and for the installation of piles within the RPAs of T8-T10. Depending upon traffic type access the RPA one of the 3 methods below will be employed:

4.8.3 For pedestrian use only single thickness scaffold boards on top of a compression resistant layer such a s 100mm woodchip, laid on top of a geotextile membrane.

4.8.4 For plant up to a gross weight of 2 t, proprietary inter-linked, ground protection boards placed onto a compression resistant layer (150mm woodchip) laid on top of a geotextile membrane.

4.8.5 Plant machinery exceeding 2 t gross weight requires an alternative system to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading it will incur.

4.9 Foundations within Root Protection Areas

4.9.1 The proposed Hobby Room sits within the RPAs of T4, T6, T7 and T1, so the structure will bear upon piled foundations. **The design and installation of these are beyond the scope of this report and should be undertaken by the project structural engineer**. However, piling operations can still be damaging to trees unless protective measures are taken.

4.9.2 The following methodology shall be followed to ensure minimal disruption to the rooting areas of T1, T4, T6 and T7:

4.9.3 Piling holes positions to be marked out on site by the project structural engineer

4.9.4 Ground protection then installed as per the following specifications, dependant upon weight of ground screw/piling rig:

4.9.5 For plant up to a gross weight of 2 t, proprietary inter-linked, ground protection boards placed onto a compression resistant layer (150mm woodchip) laid on top of a geotextile membrane.

4.9.6 Plant machinery exceeding 2 t gross weight requires an alternative system to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading it will incur.

4.9.7 All piling holes should be sleeved, if within retained tree RPAs, to prevent sideways contamination of the root zone by cement / concrete.

4.9.8 Once the piles have been installed the ground protection can be removed, retaining the geotextile membrane in situ to avoid ground contamination. The base of the building can then be completed.

4.10 Hard surfaces within Root Protection Areas

4.10.1 There shall be no hard surfaces within RPAs of retained trees.

4.11 Soft landscaping within exclusion zones

4.11.1 Soft landscaping must respect the rooting areas of retained trees. Removal of spoil and the import of materials must be outside the specified RPAs.

4.11.2 No level changes or disturbance to the soil will take place within RPAs of retained trees. This includes in particular any rotavating of the ground. Should the soils require cultivating, the use of an airspade can be employed under an arboricultural watching brief.

4.12 Responsibilities

4.12.1 It will be the responsibility of the main contractor to ensure that any planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regard to tree protection is adopted on site.

4.12.2 The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised related to the trees on site.

4.12.3 If at any time pruning works are required permission must be sought from the Local Planning Authority first and then carried out in accordance with BS 3998 Recommendations for Tree Works 2010.

4.12.4 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of ALL construction works on the site.

4.12.5 The fencing and signs must be maintained in position at all times and checked on a regular basis by an onsite person designated that responsibility.

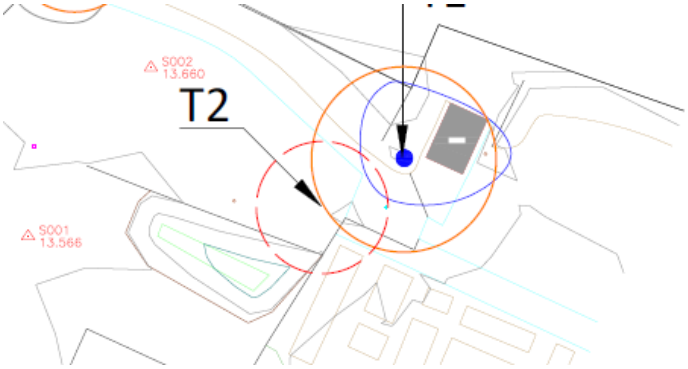
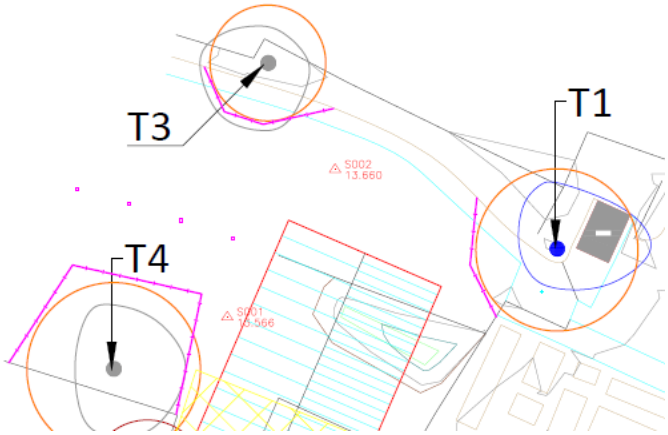
4.13 Arboricultural supervision

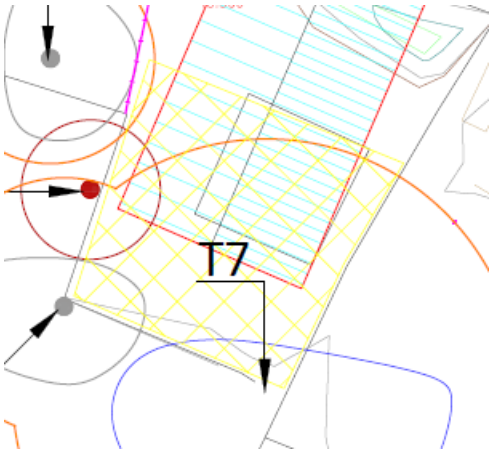
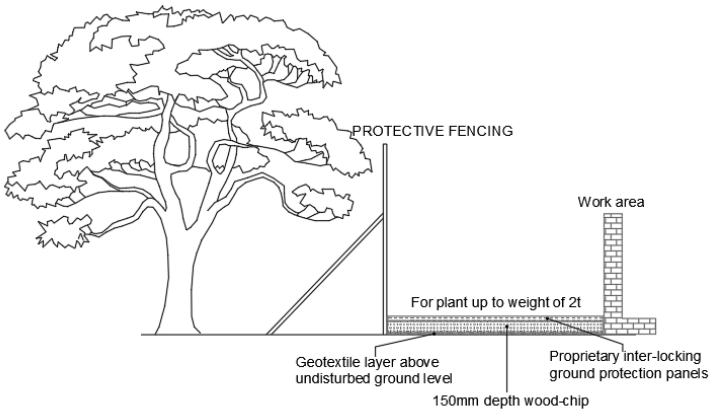
4.13.1 It is recommended a number of short inspections of the subject trees should be undertaken by the project arboriculturist familiar with BS5837:2012 operations during the extent of the project to ensure that methods of works are in accordance with this method statement.

4.13.2 Any works required within the RPA of retained trees that is not covered in this document can only be done so with the written permission of the Local Planning Authority, in accordance with a detailed arboricultural method statement and under an arboricultural watching brief.

[redacted]

Phasing of arboricultural works

Phase	Requirements	Method
1 Prior to any construction works on site	Undertake tree felling. **Removal of T2**	**Refer to section 3.5 of this report.** All tree works to be carried out to BS3998: 2010: by suitably qualified and insured professional tree surgeons. **All items requiring felling are marked in red on the Tree Protection Plan** 
2 Prior to any construction works on site	Erection of protective fencing:  	Protective fencing is to be erected in accordance with 4.2 **of this report**. The fencing must comply with the positions shown in the Tree Protection Plan and agreed at the pre-commencement site meeting. No works, no storage of materials, no access, or any ground disturbance is to take place within the Tree Protection Barrier Fencing. **Fenced areas are to be treated as Construction Exclusion Zones.** Warning signs to be placed on all protective fencing. For large sections of fencing the signs must be placed at 15m intervals. Signs must be laminated and securely attached at all corners. Two signs are to be placed side by side; copies of which are attached within **Appendix 6**. 

Phase	Requirements	Method
3 After installation of protective barriers and prior to any site works	Installation of temporary ground protection for a special working area within a Root Protection Areas as marked below:	The installation of special working area. The installation of the special working area must be undertaken immediately after the placement of protective fencing and prior to the commencement of construction works. The temporary access routes must comprise: • Proprietary, inter-linked ground protection boards placed atop a compression – resistant layer (150mm depth of woodchip), laid onto a geo-textile membrane. The special working area is for plant access up to 2T  
4 Start of development	Commencement of development	Piling to be undertaken in accordance with both the contractors method statement and the method statement detailed in section 4 of this report. Protective fencing to remain in situ during development phase.

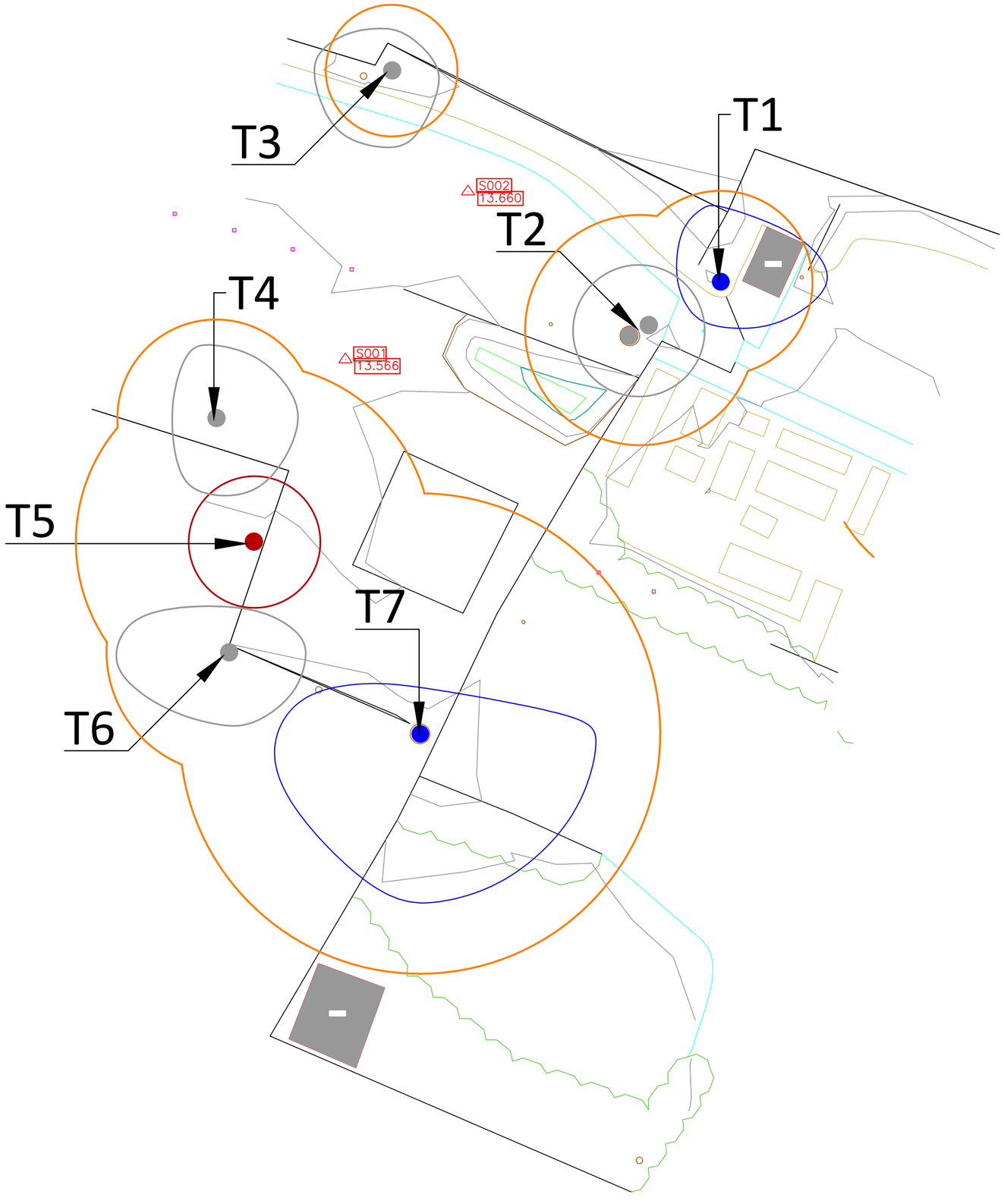
Phase	Requirements	Method
5 Completion of main construction and undertaking of landscaping	Landscaping and Dismantling of tree barrier protective fencing.	It is essential that ground levels within the root protection areas are not altered, either by raising or lowering soil levels; even at the landscaping stage. Landscaping operations must be undertaken in a manner that will not impact trees. Landscaping within the root protection area of trees must be undertaken using hand tools only in line with any approved Landscaping management plans

APPENDIX 1: Tree schedule

Tree ID	Species	Ht (m)	Stem Dia. (mm)	Spread (m)				Avg. Canopy Height (m)	Life Stage	Health & vitality	Struct. cond.	General Observations	Preliminary Recommendations	Estimated safe useful life expectancy (Years)	BS5837: 2012 Category	RPA Radius (m)	RPA m²
				N	E	S	W										
T1	Silver birch	11	230	2	3	1	1	3	Semi-mature	Good	Fair	-	-	20+	B2	2.8	24
T2	Lawson cypress	9	290	2	2	2	2	2	Early-mature	Good	Fair	-	-	10+	C2	3.5	38
T3	Holly	5	160	1	1	2	2	2	Semi-mature	Fair	Fair	-	-	10+	C2	2.0	12
T4	Holly	4	250	2	2	2	1	1	Early-mature	Fair	Fair	Height reduced	-	10+	C2	3.0	28
T5	Sycamore	5	450	2	2	2	2	2	Mature	Fair	Poor	Off-site tree. Topped at 5m. Decay at this point	-	<10	U	5.4	92
T6	Holly	6	310	1	2	2	3	2	Semi-mature	Fair	Fair	Off site tree.	-	10+	C2	3.7	43
T7	Sycamore	12	610	1	5	5	4	4	Mature	Good	Fair	Off site tree. Canopy cut back up to site boundary line leaning asymmetrical crown.	-	20+	B2	7.3	168

APPENDIX 2: Tree constraints plan

WTC_ 967.02



N

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Key

T1 Tree/group canopy

Root Protection Area

Retention Categories

A *High quality* B *Moderate quality*

C *Low quality* U *Unsuitable for retention*

Project

88 Henry Road, Gloucester

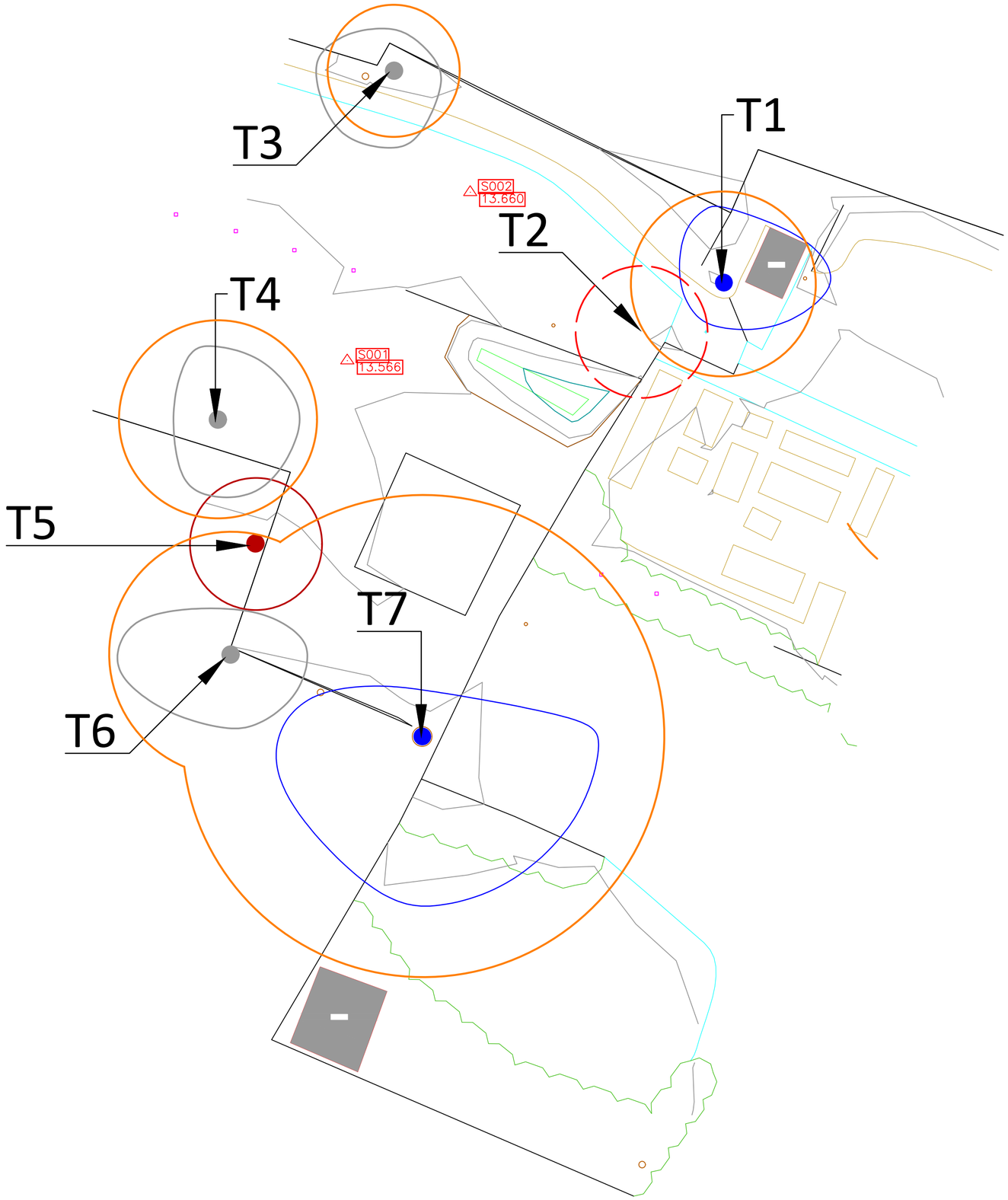
Title

Tree Constraints Plan

		Rev	Rev date
Drg No	WTC_967.03		
Scale @A2	1:100	Drn by	PD
Date	July 2022	App	

APPENDIX 3: Tree retention/removal plan

WTC_ 967.03



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WTC WottonTreeConsultancy

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Do not scale from this drawing.
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Key

T1 Tree for removal

T1 Retained tree

Root Protection Area

Retention Categories

A *High quality* B *Moderate quality*

C *Low quality* U *Unsuitable for retention*

Project

88 Henry Road, Gloucester

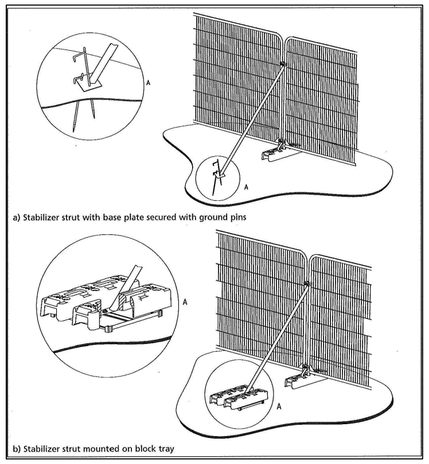
Title

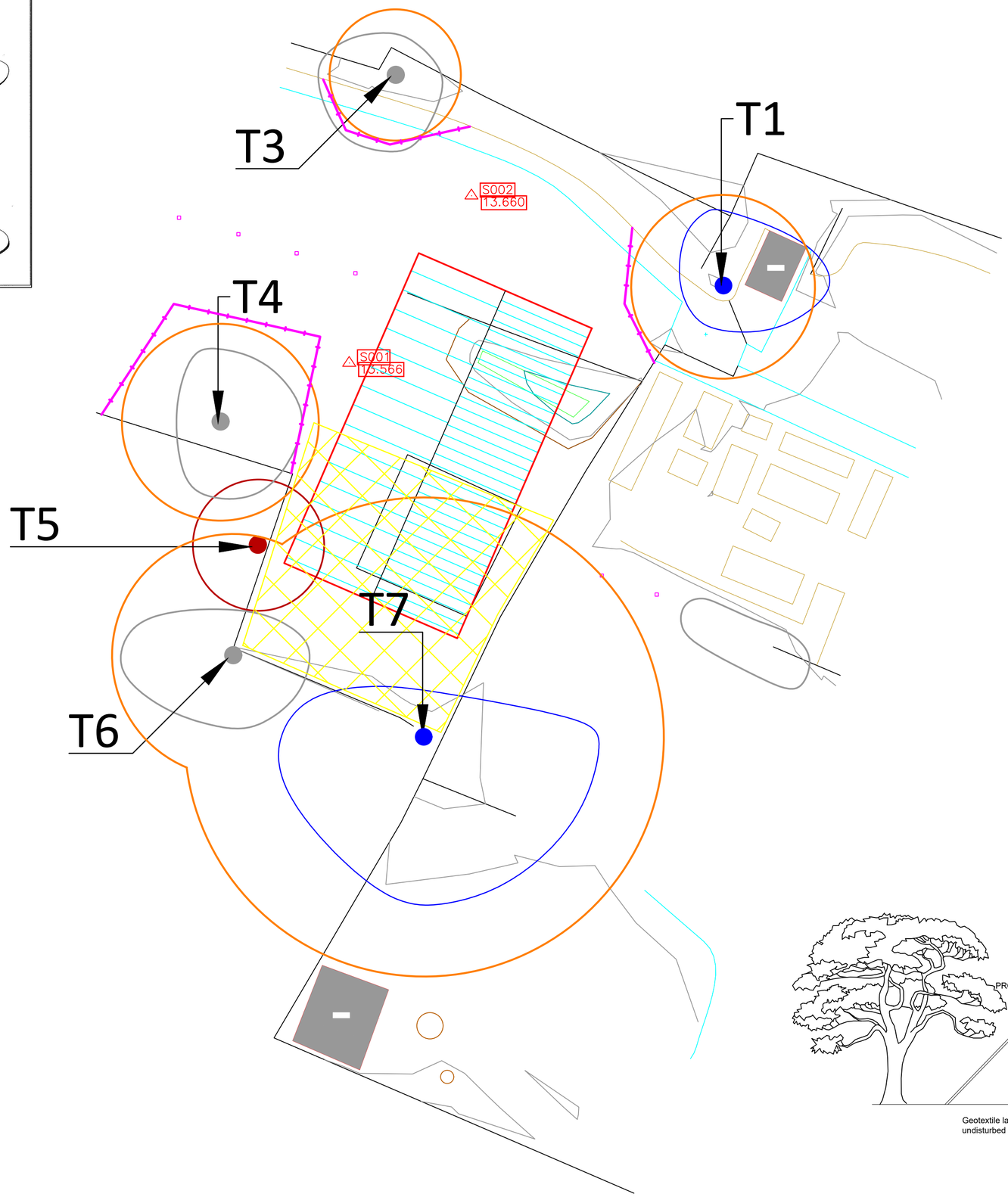
Tree retention/ removal Plan

		Rev	Rev date
Drg No	WTC_967.03		
Scale @A2	1:100	Drn by	PD
Date	July 2022	App	

APPENDIX 4: Tree protection plan

WTC_ 967.04





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Key

- Ground Protection
- Tree/group canopy
- Root Protection Area (T1)
- Protective fencing

Retention Categories

- A *High quality*
- B *Moderate quality*
- C *Low quality*
- U *Unsuitable for retention*

Project

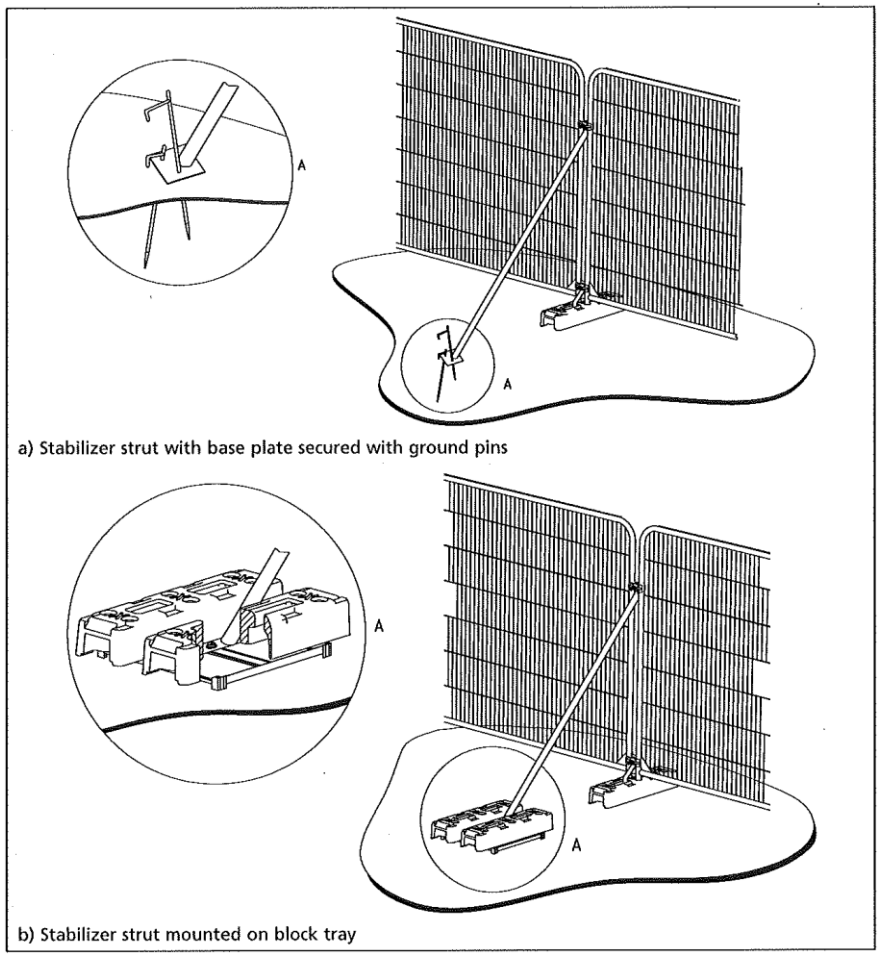
88 Henry Road, Gloucester

Title

Tree Protection Plan

		Rev	Rev date
Drg No	WTC_967.03		
Scale @A2	1:100	Drn by	PD
Date	July 2022	App	

APPENDIX 5: Tree protection fencing (source: BS5837:2012)



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

APPENDIX 6: Tree protection fencing signs

APPENDIX 8: Ground protection boards

(to be used for light plant access when undertaking temporary operations within the root protection areas of trees- such as fencing and landscaping)

DuraMatt Single Sided Access Mat - 2400mm x 600mm x 10mm - 17kg

Product Code: DURA-240060017SS

MAX 15-20 tonnes

MultiMatts are the market leading provider of temporary access and ground protection solutions. Temporary Access and Ground Protection Mats are now an essential requirement for the construction, civil engineering and groundwork industries, although they're also used extensively within the festival and outdoor event sectors.

Our DuraMatt - Light/Medium Duty Access Mat is manufactured from 100% recycled Low Density Polyethylene (LDPE) and weigh just 17kg. DuraMatt is ideal for both short and long term projects and can be used in a variety of applications.

DuraMatt is capable of taking weights of 15-20 tonnes* depending on the ground conditions, they've also been designed with a connection hole in each corner should the mats need to be connected together.

DuraMatt has a unique diamond pattern "non-slip" surface on one side, the other side has been left smooth for working on hard standing areas and sensitive grass, it also allows contractors to use the mat as a spoil board for construction materials. It's flexible nature allows the mats to follow the contours of the ground to deliver highly effective access over undulating or sloping terrain.

Standard colour option is Grey – Please contact us for other colours or customisation.

Key Applications

- Ground Work Spoil Boards
- Temporary Roadways and Car Parks
- Pedestrian Walkways
- Heritage sites; Eco-Sensitive areas
- Sports and Leisure Events
- Golf Course and Sports Field Maintenance
- Ground Protection
- Emergency Access Routes
- Utilities
- Infrastructure Maintenance

Key Features and Benefits

- 2.4m x 0.6m x 10mm - Weight 17kg
- Maximum Weight loading approx. 15-20 tonnes*
- Unique diamond pattern "non-slip" surface for optimal grip
- Avoids health and safety issues
- Avoids property, heritage and environmental damage and reinstatement
- Avoids vehicles becoming bogged down
- Low transportation and handling costs
- Various connection options for different ground conditions and equipment
- Premium 100% recycled (LD) polyethylene which is 100% recyclable

References

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