Baile Homes

Details in relation to The Planning Inspectorate Appeal Decision dated 2 February 2016, Appeal Ref: APP/R4408/W/15/3134783

SCHEDULE OF CONDITIONS ITEM 11. TREE PROTECTION

Following site survey undertaken 13th February 2017 It Is evident that there are only 2nr small trees within the boundary of the site located on the Eastern Boundary. There are however further trees / hedges outside the site boundary with canopies encroaching the site.

Please refer to attached Existing Trees Layout and accompanying numbered photographs.

Following review of the proposed site layout in relation to the existing trees it is apparent that no removal works are required and that protection measures only will be required.

There is possibility of requirement for some pruning works to existing trees to allow construction of boundary treatments along the Western Boundary (treatment to be agreed – refer to submission for Condition 13). In the event that such works are required we would seek permission from adjacent land owners, advice and proposals from an appropriately trained Arboriculturist. Any required works would be carried out by appropriately trained competent persons.

None of the existing trees are within the boundary of or immediate vicinity of the proposed new homes.

In light of the above it is our intention to erect appropriate tree protection fencing to the area beneath any overhanging tree canopies. In the event that any works are required within the protected areas appropriate method statements will be produced and measures followed depending upon required activity to ensure continued protection.

We propose the use of heras style protection fencing with stabilizer struts to cover areas beneath any overhanging tree canopy. Fencing to remain in place until such time as we near completion of the plots or works areas to a point when there would be no construction traffic within the relevant area. At this point protective fencing would be carefully dismantled.

1) This drawing and the design and details depicted thereon are the copyright of Peter Dimberline Chartered Architect.
2) All dimensions on this drawing are to be checked by the Contractor and any discrepancies are to be reported to the Architect.
3) Do not scale critical dimensions off this drawing.
4) Contractor to ensure that all Health & Safety requirements (CDM Regulations) in relation to this project will be complied with.



proposed site layout at 1:200

All surface water from dwellings to discharge into individual soakaways within plot curtilage (subject to a satisfactory percolation test)

Access road drainage will be to soakaways

Existing contours are shown in a broken line

This site plan to be read in conjunction with landscape plan prepared by FDA Landscapes

- On site trees
- Off site trees
- Photo position + direction

EXISTING TREES

Rev. A Plot 4 slightly repositioned, rear gable projection omitted all to improve separation distances. Note regarding obscure glazing to side elevation of plot 3 added

REVISIONS

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CLIENT
~~Yorkshire Land Ltd~~

PROJECT
Proposed residential development

LOCATION
Site off Huthwaite Lane,
Huthwaite village, near Barnsley

DRAWING
~~Proposed site layout~~
EXISTING TREES

SCALES 1:200 DATE Sept' 14

DRWG No. ~~2014/10/05~~ REV. A

DRAWN BY ~~PD~~