

PLANNING CONSULTATION REPLY

To: Rachael Roddis	Date: 31.10.2023
From: Edward Jowett	Extn: 2557

APPLICATION: 23 and 25 Oakfield Walk, Pogmoor, Barnsley, S75 2LW.

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Site Appraisal

The two applications, one for 23 Oakfield Walk and one for 25 Oakfield Walk are both ultimately the same and are for minor root pruning associated with the installation of a root barrier. The root barriers are proposed to alleviate issues associated with vegetation related subsidence.

Ultimately some minor root severance will occur to install the root barriers, however given that the trees are implicated in the damage to property this is a welcome attempt to remedy the issue without removing them. Therefore it seems entirely appropriate to allow the works as refusing them would force the applicants hand to apply for removal. I feel that it is better to allow this with the slight risk to the health of the tree and see how they cope rather than falling back to them being removed.

I note in the application documents that the reports note that attempts to apply to remove the trees were made but without success. I feel I must refute this as no application was made for the trees implicated in the damage at 25 Oakfield Walk and an application was received and approved (2022/0601) to remove the trees implicated in the damage at 23 Oakfield Walk. This application is subsequent to the approval to remove the trees and as such I am unsure as to what the basis of the comments in the application documents is.

I can therefore confirm that there is no objection to the works proposed from an arboricultural perspective as regardless of the potential damage this approach gives the well established trees a chance to remain in situ and continue to be of value to the area rather than being removed and replaced.

Note: Assessments of tree condition and safety are based on a simple visual inspection from ground level. Comments should not be taken as a definitive assessment of tree health, as this should be carried out by a suitably qualified arboriculturist, possibly including a high level inspection. The applicant should be reminded of the owner's legal responsibilities to ensure that trees are regularly inspected and maintained in a safe condition.

Recommendations

APPROVE

The above works are approved subject to the following condition

Five days notice to LPA and tree surgery to BS standards

Not less than five working days notice of the date of the proposed work shall be given in writing to the Local Planning Authority and the tree surgery shall be carried out to the standards set out in BS3998.

Reason: To ensure the work accords with good arboricultural practice.

Informatives

Time limit for TPO works

The proposed tree works should be completed within 2 years of the date of this consent.

Permission

Before proceeding with the notified works, you should ensure that you have the permission of the owner, and comply with all other relevant legislation, for example it is an offence to disturb nesting birds, and bat roosts.