

BDS

BUILDING DESIGN SERVICES

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NO CHQ
Barnsley Metropolitan
Borough Council
23 OCT 2009
Corporate Management

Barnsley MBC
Planning and Transportation Service
PO Box 604
Barnsley
S70 9FE

22.10.09

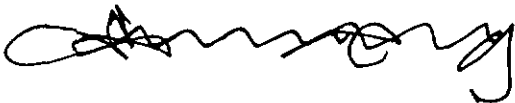
For the attention of Mr G Northern – Planning Officer.

Dear Sir

Re: Residential Development 1-3 Old Cubley Mortimer Road Penistone
Approval No's 2008/1790 and 2009/0839.

I refer to the above approvals and condition 3 of the latter approval requesting retention of the conifer hedge to the south of plot 5. I am enclosing a photograph of the conifer hedge and its proximity to the new dwelling and the existing dry stone boundary wall. I am also enclosing a report from Eastwood and Partners highlighting the problems with these conifers, and in fact you will see from the photographs that a part of the boundary wall has had to be taken down since it was unsafe and dangerous. I would be pleased if you would consider the removal of these trees and the provision of a newer planting of smaller Leylandii hedge to form screening to the new dwelling.

Yours faithfully



S Lang
Building Design Services.

Mr R A Richardson
Richfield Developments
108 Towngate
Silkstone
Barnsley S75 4SY

MJY/KB/01/32272

28 September 2009

Dear Mr Richardson

Development at Mortimer Road, Old Cubley, Penistone

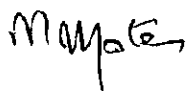
Following my visit to site on 22 September 2009 I have pleasure in confirming advice given to you. You asked me to examine the line of conifer trees bordering the private lane running along the south of the site.

The trees form a line some 15m in length along a narrow raised strip of your land immediately next to the site boundary wall. The trees are some 3 to 4m in height, with trunk diameters up to 300mm or so and have been pruned in the past.

Future growth of the trees may via root action have a detrimental effect on the foundations of the new development even though foundations may have been deepened to try to accommodate this. However root action is also likely to affect the foundations of the boundary wall, as this appears to be much older than the trees. Wall foundations are likely to be minimal and therefore there is a foreseeable risk that future growth will compromise the stability of the wall.

On this basis, therefore, in order to eliminate this risk I would advise that the trees should be removed.

Yours sincerely



M J Yates

Also at:- Pearson Court, 3 Kings Road, Fleet, Hampshire, GU51 3DL Tel: 01252 360580 Fax: 01252 360581

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