

Appendix 6: Tree Constraints Plan

ADDRESS: Oughtibridge Mill Estate,
Outbridge, Sheffield, South Yorkshire,
S35 0DN. JCA REF: 12563-D/AJB.

SCALE : 1:1000 PAPER SIZE : A1

SURVEYED BY: AJB DRAWN BY: AJB APPROVED BY: EW

BRITISH STANDARD 5837:2012: 4.5
RETENTION CATEGORIES
Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA

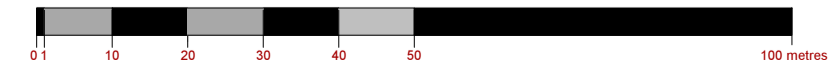
Root Protection Area: RPA

THE ROOT PROTECTION AREA (RPA) INDICATES THE LIKELY ROOTING ZONE OF A TREE. THE RPA SHOULD IDEALLY REMAIN UNDISTURBED IF A TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROUGH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.

NB: DUE TO SITE CONSTRAINTS, WHICH INCLUDE AREAS OF HARD STANDING, BUILDINGS, WALLS, ACCESS ROAD AND OTHER FEATURES LOCATED IN CLOSE PROXIMITY TO TREES, RPA'S HAVE NOT BEEN OFFSET AS THE ACCURATE EXTENT OF ROOTING ACTIVITY CANNOT BE DETERMINED ON THIS OCCASION. AS SUCH, THE RPA'S SHOWN IN CLOSE PROXIMITY TO SITE FEATURES MUST BE TREATED AS INDICATIVE ONLY.



Development Services

Howden House · 1 Union Street · Sheffield · S1 2SH

06 FEB 2017



Officer: Jack Foxall
Ref: 16/04846/TPO (Formerly PP-05719453)

Tel: (0114)
Date: 30 January 2017

Nathaniel Lichfield & Partners
Miss Suzanne Phillipson
3rd Floor
15 St Pauls Street
Leeds
LS1 2JG

TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Removal of trees (Tree Preservation Order No. 808/036 and No. 808/021)
Location: Oughtibridge Mill Sheffield Site, 22 - 24 Main Road, Wharncliffe Side, Sheffield, S35 0DN,
Applicant: CEG

With reference to your application dated 23 December 2016 The City Council as Local Planning Authority consent to the following work subject to the attached conditions:

- 1 Trees at the former Oughtibridge Paper Mill, north and east of Langsett Road North.
Carry out tree removal as detailed on JCA Ltd TPO Tree Retention and Removal Plan ref. 12563-B/AJB
- 2 Tree removal works shall be carried out in accordance with Lowther Forestry Group Ltd Method Statement ref. MS01YJ251, dated 26th January 2017, and restrictions on vehicle movements as detailed on JCA Ltd TPO Tree Retention and Removal Plan ref. 12563-B/AJB.

Date of Decision made by the Council's Authorised Officer

30 January 2017

Planning Service
Sheffield City Council

Attention is drawn to the following directive(s):

1. If you are aggrieved by the Council's decision to grant consent subject to the above mentioned condition(s) you can appeal to The Planning Inspectorate by writing to:

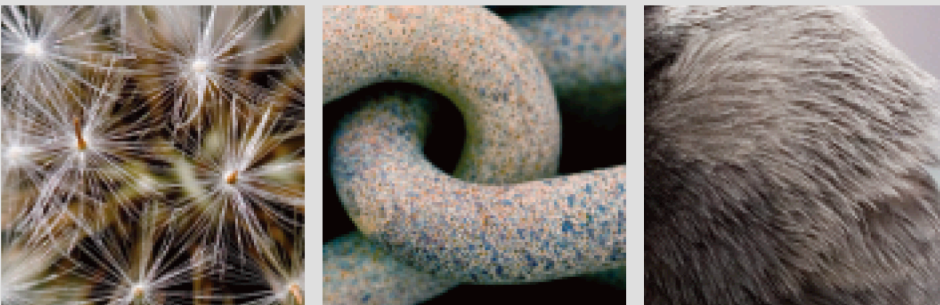
The Environment Team
Planning Inspectorate
4/04 Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
e-mail: environment.appeals@pins.gsi.gov.uk

within 28 days from the date you receive this decision. The Inspectorate has discretion to allow a longer period.

2. If you suffer any loss or damage as a result of a refusal of consent or when consent is given subject to conditions, you may be entitled under Section 203 of the Town and Country Planning Act 1990, to recover compensation from the Council. If you wish to make a claim you must do so within 12 months from the date of this decision or if you appeal to the Secretary of State, within 12 months from the date of his decision.
Claims should be made in writing to Head of Planning, Development Services, Howden House, 1 Union Street, Sheffield S1 2SH.
It may be worthwhile discussing with the case officer the principles underlying the entitlement to compensation before making a formal claim.
3. Please note that this decision applies to tree work covered by the Town and Country Planning Act 1990 and any obligations or requirements under other statutory legislation, such as the Wildlife and Countryside Act, particularly in relation to bats and nesting birds, should be verified before commencing arboricultural operations.
4. The work shall be undertaken within two years of the date of this letter, otherwise a further application will have to be made to the Local Planning Authority.

Oughtibridge Mill, Sheffield

Ecological Appraisal



WHO WE ARE:

Baker Consultants is an ecology and sustainability consultancy. We work in terrestrial, freshwater and marine environments, providing a range of services for industry, government, developers, public services and utilities.

Baker Consultants comprises a highly experienced team of professional ecologists. We do wildlife surveys - but they are only the first steps in the process for most projects. We are also involved in ecological assessment, environmental law, biodiversity management and design planning.

We don't just work with wildlife, because we know that communication with clients, design teams and conservation bodies is the key to project success. Explaining the implications of survey data, and interpreting legislation, policy and practice is one of our strengths. We help decisions to be made and actions taken, allowing constraints to be kept to a minimum and project risks to be managed.

Our approach is scientific, pragmatic and creative. Alongside tried and tested methods we seek to innovate, introduce clients to new ways of thinking and always deliver sound commercial awareness. You will find us honest and approachable, but we're not afraid to be robust and challenging - or to ask difficult questions.

We do believe in nature conservation – none of us fell into this line of work by chance. But we also believe in good development, well delivered. We also know that with our input, projects and plans can provide benefits for both nature and people.

WHAT WE DO:

- Terrestrial, Freshwater and Marine Surveys
- Environmental Impact Assessments
- Appropriate Assessment
- Ecological Appraisals
- Public Exhibitions
- Public Inquiry
- Bioacoustic Survey and Monitoring
- Ecological Design and Mitigation
- SM2 Field Support

THAT'S NOT THE WHOLE STORY.

For more information look at our web site www.bakerconsultants.co.uk, subscribe to our blog, or just give us a call on 0114 360 2969

