Mr & Mrs J Oakley

Site
Adjacent to No 27 Pontefract Road
Shafton
South Yorkshire

Planning Application

Aboricultural Survey

CONTENTS

1. Survey
2. Architectural Drawings

PREPARED BY :

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1.0 Instruction and Purpose of the Report

1.1 Site Address Land adjacent to No 27 Pontefract Road, Shafton, Barnsley South Yorkshire, S72 8QP.

1.2 I have been instructed By Mr & Mrs J Oakley to undertake a tree survey and qualify by statement, information required by the local authorities planning department, pertaining to national planning requirements and in accordance with BS 5837 : 2012 (Trees in relation to construction).

1.3 To provide the methodology and design details with recorded positions of the existing trees within the sites curtilage noted as T2,T3 and T4 and an adjacent tree noted as T1 in the schedule 14/1999 on plan drawing CAD/QA/1206. T2, 3 and 4 are situated on the west boundary of the site, while T1stands outside the construction boundary but in a position of influence for site access. Its juxtapose position is located in the grounds of 27 Pontefract Road, to the north/north west corner of the north boundary facing Pontefract Road.

1.4 To provide a tree constraints plan (TCP) in accordance with BS 5837 : 2012 (Trees in relation to construction – recommendations) showing the developable area on the site and the constraints that the trees pose, both above and below ground.

1.5 The details are in respect of a proposed planning application, to be submitted by Quill Architecture, who are the nominated agents acting on behalf of the owner and developers of the site.

1.6 The proposed application is for the purpose of erecting 1No private dwelling, for the current owners, which by the sites constraints is to be positioned in the south east corner of plot adjacent to 27 Pontefract Road, as discussed with the local authority's area planning officer. See drawing CAD/QA/1201.

2.0 Land Usage

2.1 In accordance with the LDF plan the site currently is for residential use within a housing policy area. At present the plot forms part of a side garden area to the west of No 27 Pontefract Road, Shafton, Barnsley, S72 8QP.

3.0 Topography

3.1 The site slopes east to west approx. 0.5metres & south to north 0.4metres.

4.0 Methodology and Limitations

4.1 The design processes consisted of an above ground topographical visual inspection only. Soil type has not been assessed.

4.2 On visual examination. Two of the trees on the site have been affixed with a small square blue disc containing a number which identifies each individual tree. The numbering system of the tree group to the west boundary containing 3 sycamore trees (Acer pseudoplatanus) is T4 no number, T3 02850, T2 02851 respectively. Which are identified as T2, T3 and T4 on the TPO schedule 14/1999 drawing CAD/QA/1206.

4.3 The remaining tree which lies outside the boundary of the site does not conform to the existing numbering system adopted previously but is identified as T1 on the TPO schedule 14/1999 drawing CAD/QA/1206.

4.4 All measurement during the survey was carried out using three modes of instrument.

1. Steel measuring tape. 2. Leica electronic distance metre. 3. Pentax TH20 Theodolite.

5.0 Tree Quality and survey details

Tree No	Species	Height (m)	Stem Diameter	Crown Radius N S E W	Crown Ht (m)	Age Class	Remaining Contribution	Structural & Physiological Condition	Preliminary management Recommendations	Retention Category
T1	Sycamore (Acer pseudoplatanus)	8.5	360 500	5 5 5 5	3	MA	40+	Normal	Pruning + Crown Lift	A
T2	Sycamore	11	570	6 0 4 7	3.5	MA	20-40	Poor with Asymmetric crown	Pruning + Crown Lift	B
T3	Sycamore	11	600	6 4 7 7	3.5	MA	40+	Normal	Pruning + Crown Lift	A
T4	Sycamore	11	480	6 6 6 6	3.5	MA	20-40	Poor with Asymmetric crown	Pruning + Crown Lift	B

6.0 Initial Recommendations (phase 1 preparatory work)

6.1 The design of the dwelling takes into account the impact demonstrated by the existing retained tree group T2,T3 and T4 which in accordance with BS 5837 : 2012 (cascade chart for tree quality assessment) provide a valuable contribution to the overall site and a softening effect to the built environment.

6.2 Before any work what so ever relating to the setting out, construction or general preparatory work required is carried out within the proposed site. Retained trees T2, 3, & 4 are to undergo general remedial and deadwood pruning and Crown lifting to approximately 5 metres. This work is to be carried out by a suitably qualified person in accordance with BS3998 (recommendations for tree work)

6.3 In addition it is recommended that T1 undergo a similar general pruning and crown lift exercise to enable limited vehicular movement to and from the site to take place. This by its very nature will enhance and afford a maximum life expectancy of the middle aged tree T1 to be achieved.

6.4 The protection of T1 shall apply with equal weight, as the treatment afforded to the retained tree group T2,3 & 4 within the construction site, and must be maintained at all times.

7.0 Root protection Area Schedule

7.1 This is an assessment of the Root Protection Area, based on individual tree data collected during the recorded survey and BS5837 : 2012

TREE REF No	SPECIES	SINGLE/MULTI S/MS	STEM DIAMETER (mm)	INITIAL LINEAR ROOT PROTECTION DIST (LINEAR m)	RPA m2
T1	Sycamore (Acer Pseudoplatanus)	MS	500/360	5.300	88.24
T2	Sycamore	S	570	6.840	147.0
T3	Sycamore	S	600	7.20	133.0
T4	Sycamore	S	480	5.760	104.2

7.2 Prior to commencement of any work what-so-ever on or adjacent to the site. The root protection area associated with the existing retained trees T2, 3 & 4 shall be protected from damage by the erection of a primary tree protection fence. On a scaffold framework. All fences/barriers are to be in accordance with BS5837: 2012. These barriers shall be maintained in position at all times and kept in good condition during the course of the development of the site area.

7.3 No removal of the barriers must take place other than to be relocated or replaced.

7.4 The extent of the tree root protection area as shown on drawing CAD/QA/1207 in the tree protection plan is in accordance with BS 5837 : 2012 'calculating the RPA' as an area equivalent to a circle radius 12 times the stem diameter for single stem trees taken at 1.5m above the immediate ground level). Or if a tree has more than 1 diameter value then it will add up the square of all the diameter values and use the square root of the result as a mean diameter. The stem diameter of the tree will be adjusted to match the total diameter count. Or if a tree has a single diameter and more than 1 stem then the square of the diameters will be multiplied by the stem count and the square root of the result used as a mean diameter value.

7.5 Due to the sites physical constraints trees T2, T3 and T4 are growing within 740 to 1200mm away from an existing stone boundary wall which forms the west boundary of the site. Therefore from BS 5837 this wall is assumed to be a pre – existing root barrier and the normal root development would have been interrupted and expected to have developed asymmetrically. Therefore to achieve the root protection area required the protection fence will be erected as shown in drawing CAD/QA/1211.

8.0 Protection Fencing & Signage

8.1 Protective fencing/barriers shall be in strict accordance with BS5837 Tree protection fencing.

8.2 Tree protection fencing to comprise of standard scaffold poles complete with clamps, Swivel couplers, double couplers and sleeve couplers. Providing a skeletal frame, Frame to be well braced to resist impact. Vertical tubes to be spaced at a maximum of 3m intervals and set at a depth of 600mm into ground. Infill panels to be 2.3m high Heras steel galvanised panels or similar which are to be securely fixed to the frame using scaffold clamps or wired in position.

8.3 Details of protection fence required are shown in appendix 1 of this report.

8.4 All protective fencing shall be retained and maintained in good condition for the full duration of the construction period and considered sacrosanct unless otherwise agreed in writing with the LPA.

8.5 Site notices affixed to the fencing, are to be pre printed laminated waterproof signs a minimum of A3 in size and should be fixed securely to the fencing panels dividing the enclosure.

8.6 Signs should be fitted in positions shown on site plan CAD/QA/1209, 1211

8.7 Signs to read, Tree Protection Area

Keep out

(Town & Country Planning Act 1990)

Trees enclosed by this fence are protected by

Planning Conditions and/or are the subject of a

Tree Preservation Order.

Contravention of a tree preservation order May

Lead to Criminal Prosecution.

8.8 Any incursion into the tree protection area must be with written permission of the local planning authority.

9.0 Precautionary Measures taken within construction exclusion zone.

9.1 Fencing to be erected prior to any development commencing on site or any materials or machinery associated with the development are brought to or onto the site.

9.2 All exclusion zone fencing shall be properly maintained for the duration of the development unless otherwise agreed with the local planning department.

9.3 No materials, machinery, or chemicals of any sort shall be stored within the root protection zone for the duration of the development.

9.4 All ground levels within the root protection area shall not be lowered or raised without the consent of the local planning authority.

9.5 Where any new planting is to be carried out to the landscape then the area is to be treated with a translocated herbicide. All vegetation shall be removed once dead by the use of hand tools only.

9.6 The use of machinery is forbidden within the exclusion zone for the digging of trenches i.e. drainage runs or specific plantings.

10.0 Protective Measures outside the Root Protection Area.

10.1 At all times deliveries made to the site must be monitored to prevent damage or harm being caused to the tree or tree canopy by vehicular movement,

10.2 A banksman must be appointed to provide supervision for all vehicular movements.

10.3 Any materials likely to be injurious to the trees, such as the mixing of cement or the discharge of cement, oil, bitumen or other should not be permitted directly outside the protective fencing where contaminated fluids could drain towards the trees.

10.4 No fires should be lit in a position where their flames can extend to within 5m of any foliage, branches or stems.

10.5 Any notice boards, telephone cables or any other services should not be attached to any part of the trees T1 to T4 inclusive.

10.6 Exploratory excavations for root presence will be carried out on the western side of the proposed bungalow in particular, prior to construction phase 2. This will identify whether any substantial root systems exist in areas where foundations are to be laid.

10.7 The existing trees are not to be used as anchorages or for any other purpose.

10.8 No dumping of any spoil or rubbish or the placement of any temporary structure or storage of materials within the root protection areas is strictly prohibited.

10.9 No equipment, machinery or materials are to be brought on site for the purpose of development until written consent is obtained from the LA (Barnsley Metropolitan Borough Council.)

11.0 Tree Protection Plan

11.1 Details of the tree protection plan as highlighted in drawing CAD/QA/1209, 1211 of this report.

12.0 No Dig Surfacing Specification (new drive)

12.1 All surface vegetation shall be removed by spraying with a glyphosate herbicide, within the pre defined areas of the access drive, turning heads and parking areas. Once the vegetation has been removed, fill any major hollows with sharp sand and remove any large rocks which may be a product of past cultivation.

- Provide 1No layer of 'TENSAR TX 160' geogrid over the existing surfaces. With levels feathered into the main access drive of No 27 Pontefract Road which runs parallel to the north boundary. Provide an edge retaining system as required consisting of two-side butted 200mm width boards fixed in position by timber treated pegs. A no fines hard road stone sub base of Type1 material, as specified by the Department of Transport. (Department of Transport 1991; clause 803, is to be placed over the geogrid to a depth recommended by the manufacturers. The sub base when compacted should be freely draining allowing oxygen to diffuse into the soil.
- Provide a suitable aggregate wearing surface over the sub base construction with no fines, aggregate should be 12-21 mm to BS 822. Colour and type of aggregate used to be discussed with the local authority planning department for suitability regarding location.
- Geogrid specification drawing & No dig construction appendix 1.

13.0 Temporary Ground Protection to site entrance/new drive

13.1 This method is to be used as a temporary ground protection measure to minimise the risk of damage to the underlying root system of the off-site tree identified as T1 and to prevent soil compaction at the point of access to the site. (CAD/QA/1212)

13.2 Geotextile membrane to be laid by hand over the existing hardened soil surface.

13.3 Spread sand or gravel in a 75mm deep layer over the membrane as an absorptive layer.

13.4 Lay 24mm thick external quality plywood sheets as required over sand/gravel layer, to act as a temporary surface for vehicular access.

13.5 The above specification is for short term/temporary access routes only and not to remain as a permanent construction method.

14.0 Ground protection and scaffolding within the Root Protection Area

14.1 This method is to be adopted to minimise the risk of damage to the roots of trees T2, 3 and T4 during the construction phase of the dwelling.

14.2 Erect protective fencing/barriers as described in section 6.0

14.3 To the build side of the protective fence provide 1layer of 'TENSAR TX 160' geogrid directly over the undisturbed ground, with side butting scaffold boards on a compressible layer of sand. (See Appendix 1) specification drawing.

14.4 When the construction is at the first lift/wall plate of brickwork, vertical scaffold poles to be placed on outer boards laying over the ground this construction will distribute the load evenly over the ground surface.

15.0 Excavation and Foundation type (Phase 2 substructure dwelling)

15.1 Foundation to phase 2. New dwelling to be as Building regulations deposit. Trench fill foundation. Foundations have been designed to be adequate if bearing on a sub-soil type 4 as defined in the current building regulations. If a sub-soil of this type is not found at normal levels, an alternative foundation design based on a soil investigation report is to be submitted. For any abnormal ground conditions contact the local building control surveyor for advice.

15.2 Incorporate a root barrier type Monarflex MRB 500 high performance membrane or similar, along the western edge of the proposed foundations, which consisting of both blown and flat extruded layers of virgin LDPE combined to give a homogeneous sheet. Membrane to be installed by the manufacturer using an extrusion welding technique to ISO 9001 : 2000. A certificate to be issued on completion of works.

16.0 Excavation and Foundation type

16.1 The method of excavation along the west foundation for the dwelling is to be initially with hand tools "**only**" "**no**" mechanical machinery is to be used until primary test excavations are carried out along the length of the proposed foundation. Only then if no roots are visible a mechanical method of excavation will be considered and advice sought from the local authority's tree officer.

16.4 During the foundation excavations any damage to the bark surface of exposed larger roots should be minimised. Exposed larger roots over 25mm in diameter should be wrapped in clean dry Hessian sacking to prevent desiccation and buffer temperature variation. Smaller roots less than 25mm in diameter may be pruned back using clean bypass secateurs. Severing any root that exceeds 25mm in diameter may have an adverse effect upon the health of the tree.

16.5 The severing of any root above 25mm in diameter is prohibited. The accidental severing of root exceeding 25mm within a RPA or within 1metre margin is to be noted and advice sought with appropriate action taken.

17.0 Schedule for Works (Phase 2 superstructure Dwelling)

17.1 Table 1

Task	Prep	Construction	Comments
1	x	x	Identify all areas for protective fencing and delineate private zone from construction zone and erect fencing
2	x		Treat all identified surfaces with glyphosate herbicide within the construction zone and prepare ground.
3		x	Construct temporary site access as identified on CAD/QA/1212
4	x		Identify and peg out area for Dwellings foundation.
5		x	Excavate foundations for dwelling as note 15.0 excavations and foundation type.
6		x	Erect first lift scaffold as required, for special requirements see specification.
7		x	Identify all drainage and service runs. Set out accordingly and excavate, Outside root Protection areas with mechanical machine. Inside the root Protection areas by hand only. Root barriers to be installed. Note all external rainwater gutters to be fitted with protective grilles to prevent blockages within the gutter system and within down pipes.
8		x	Complete building process to dwelling.
9	x		Prepare to occupy main dwelling

18.0 Avoidance of tree root damage when trenching.

18.1 Due to the location of the off-site foul drainage system trenching operations to the periphery of T2 will have to be carried out within the trees RPA. This must be carried out carefully by hand only.

18.2 Any large roots discovered or exposed above 25mm in diameter are to be protected to avoid damage to the bark covering, and wrapped in dry clean hessian sacking to prevent desiccation and to protect from rapid temperature changes.

18.3 Any roots found within the excavation and less than 25mm in diameter may be pruned back, preferably to a side branch using an appropriate cutting tool such as bypass secateurs or hand saws.

18.4 If any root system is present and measures above 25mm in diameter the advice from a qualified arboriculturist must be sought as they may be essential to the trees health and stability.

18.5 Prior to any back filling any hessian sacking is to be removed and the retained root should be surrounded in sharp sand. (Standard building sand is not to be used because of its high salt content which is toxic to tree roots.

18.6 All soils put back in the trench are to be free of contaminants or other foreign objects that could be injurious to the health of the tree root system.

19.0 Schedule for Works (Phase 3 trenching within RPA to boundary of T2)

18.1 Table 2

Task	Prep	Construction	Comments
1	x		Identify area within the calculated RPA from drawing CAD QA/1209
2	x		Remove and adjust protective fence as required to protect Tree T2
3	x		Peg outline of the new foul drain
4		x	Excavate trench for new private drain. The excavation is to be carefully done by hand within the RPA of T2 on no account must mechanical machinery be used within the predicted root protection area where theoretical root spread has been predicted.
5		x	Remove excavated debris to outside of RPA and store for re-use. Excavated material to be checked for contaminants and foreign objects. Minimum fall for foul drainage 1:40.
6		x	Break out opening through wall insert lintels ready to accept drain.
7		x	Provide pea gravel to excavation to the current building regulations Part H, drainage
8		x	Provide Hepworth pvc drainage in single length throughout RPA
9		x	For added protection flexible root barrier to be installed around pipe.
10		x	Re install clean excavated material to current building regulation standard and to category 18.0 above.
11		x	Remove all excess constructional materials from the site and re-establish protective fencing to original position to protect T2

20.0 Schedule for Works (Phase 4 drive parking area)

20.1 Table 3

Task	Prep	Construction	Comments
1	x		Identify and peg out the new drive and parking areas for private vehicle
2		x	Excavate for drive and parking area for private vehicle. Excavation is to be by hand near the boundary of T1 on no account must mechanical machinery be used within the predicted root protection area where root spread has been predicted.
3		x	Identify all/any drainage and service runs. Excavate by hand only, install protective root barrier to periphery on the west side, as drug CAD/QA/1211.
4		x	Complete construction process to drive & parking area.
5		x	Form permanent access to site utilising the No dig method of construction (section 8 of this report)
6		x	Remove all constructional materials from the site and protective fencing

21.0 Schedule for Works (Phase 5 Landscaping to T1)

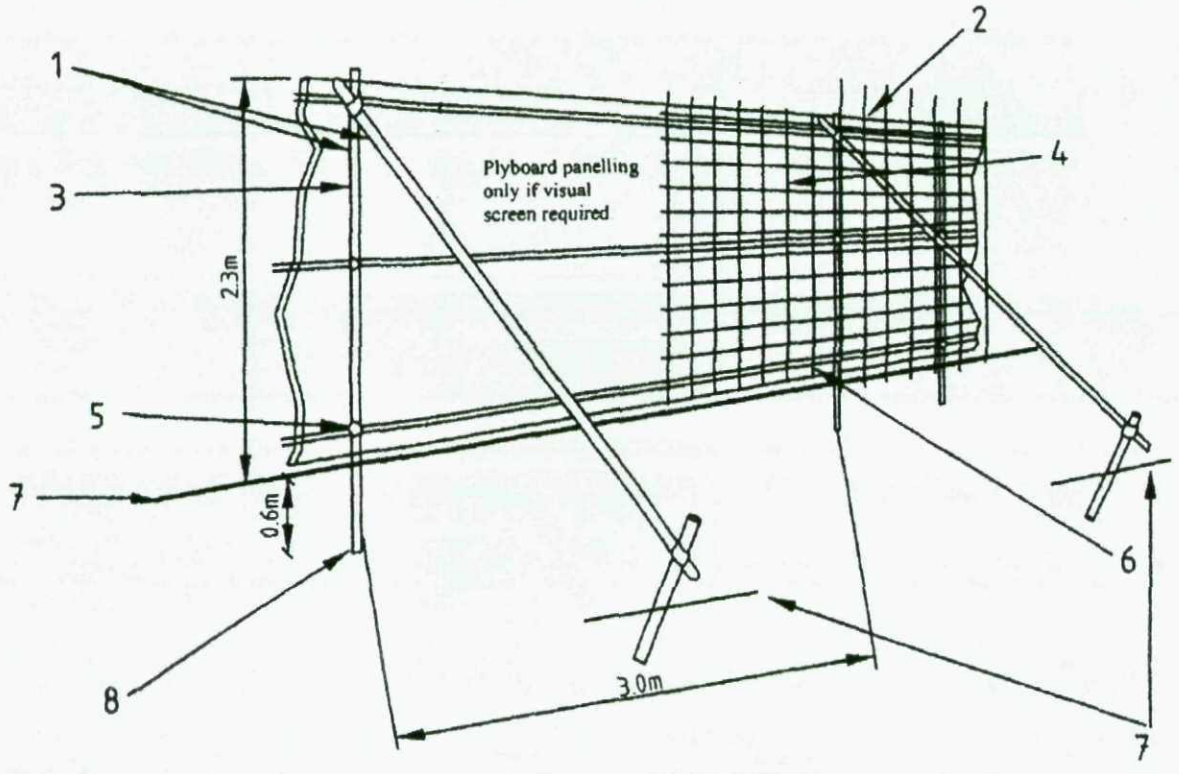
21.1 Table 3

Task	Prep	Construction	Comments
1	x		Identify new radius on site side as drg No CAD/QA/1203 (Planning drg) around T1
2	x		Clear the area of any established weeds using chemical/hand removal method. Any control product should be fit for purpose and not containing sodium chlorate.
3		x	Lightly rake area and Peg out new radius curve on site side of east boundary.
4	x		Ground levels on the site side are not to be raised and must follow the natural topography of the land.
5		x	No edging, kerbs or associated foundations/ haunching to be used within the projected RPA. Edge to be left in a natural/feathered state.
6		x	Provide soft non compacted surface to area identified to match that of the existing (i.e. washed gravel) depth to be assessed on site.
7		x	Finish with hand rake to provide a level and homogeneous finish

22.0 APPENDIX 1

22.1 Tree Protection Fencing to BS 5837 : 2012

22.2 Note 4 refers to weldmesh panels; this will be substituted for Heras mesh panels.



1 Standard scaffold poles

2 Uprights to be driven into the ground

3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps

4 Weldmesh wired to the uprights and horizontals

5 Standard clamps

6 Wire twisted and secured on inside face of fencing to avoid easy diamantling

7 Ground level

8 Approx. 0.6 m driven into the ground

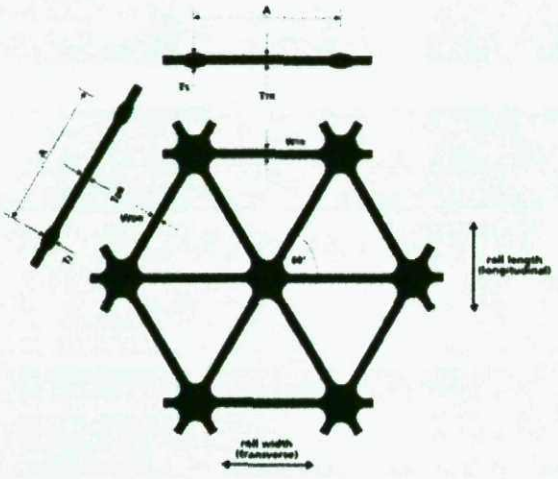
Protective barrier

22.3 Geogrid Specification (TENSAR)

Tensar TriAx™ Geogrids Specifications

Tensar TriAx geogrid is a new revolutionary product for stabilisation applications. The performance benefits overtake Tensar biaxial geogrids and bring even more cost effective designs.

See the Ground Stabilisation page for further information on the application of Tensar Technology in the art and *science* of ground stabilisation.



TriAx Product Description

Triaxially oriented monolithically formed polymeric geogrid with stable apertures, rigid junctions and stiff ribs

Tensar TriAx ™ geogrid - typical dimensions (mm)

	A	W_{TR}	W_{DR}	T_J	T_{TR}	T_{DR}
TX160	40	1.3	1.1	4.7	1.9	2.0
TX170	40	1.3	1.2			

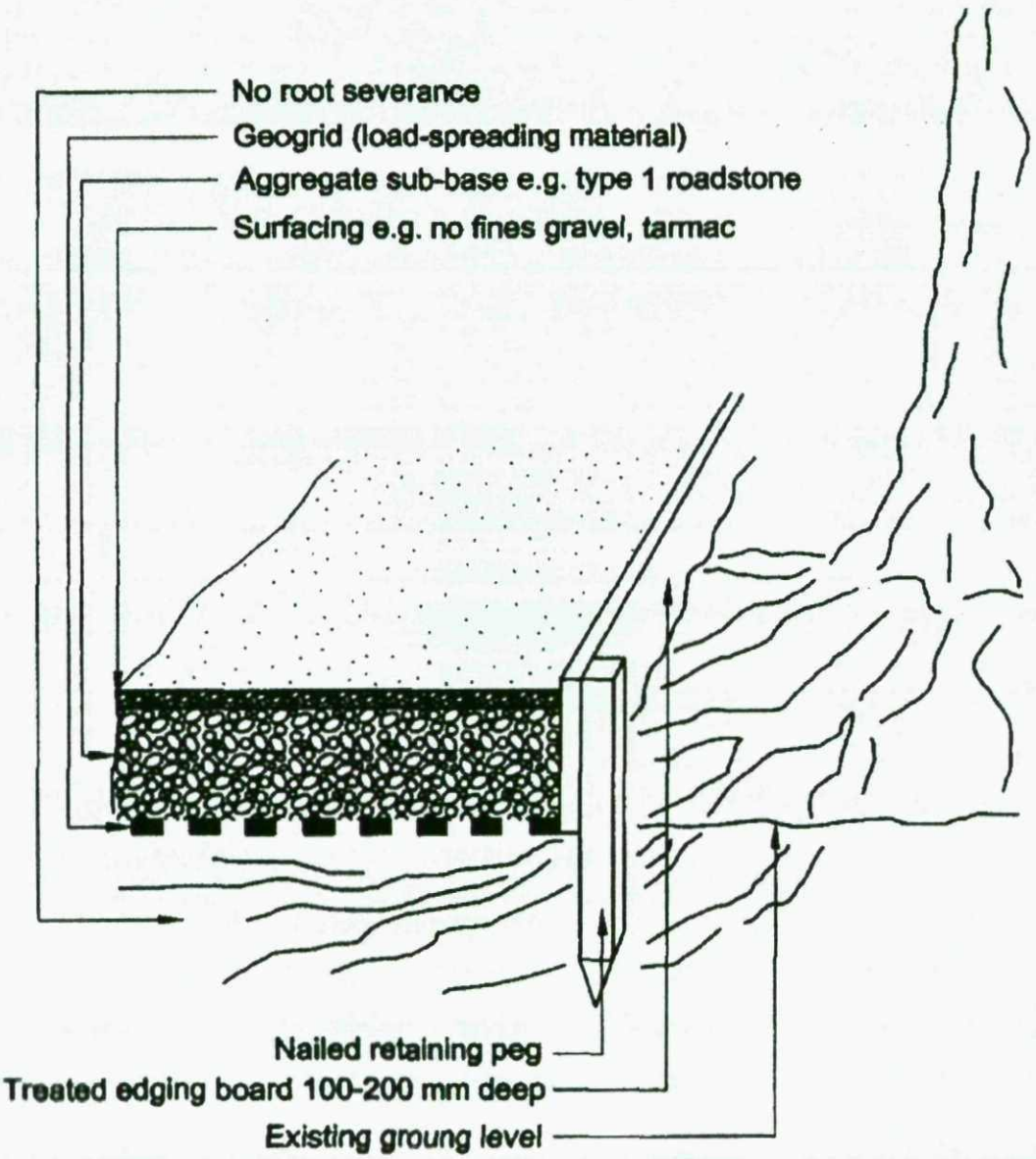
Tensar TriAx ™ geogrid - physical chracteristics

	Minimum carbon % black content (2)	Roll length (m)	Roll width (m)	Polymer
TX160	2	75	4.0	PP
TX170	2	50	4.0	PP

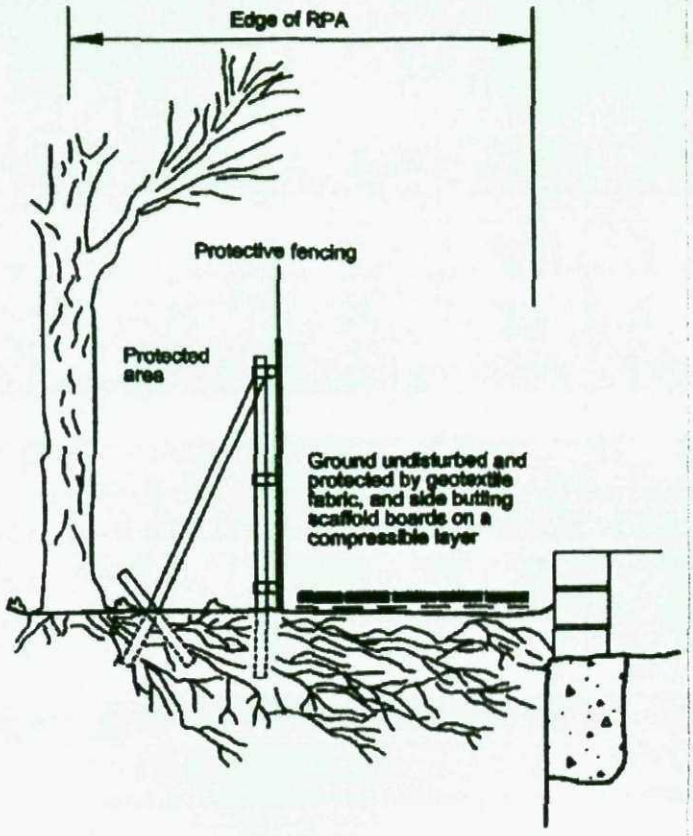
1. PP denotes Polypropylene.
2. Determined in accordance with BS 2782:Part 4:Method 452B:1993.
3. All dimensions are typical unless otherwise stated.

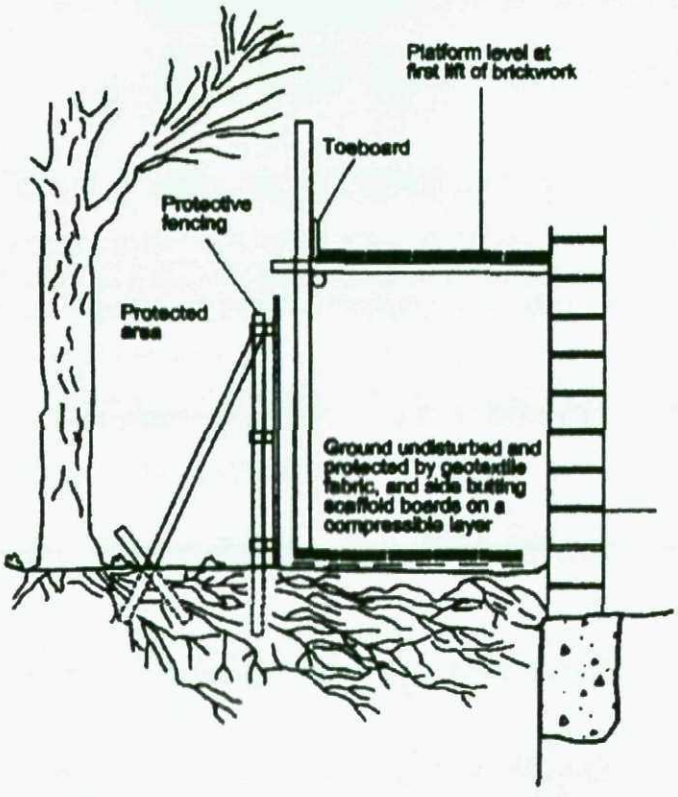
Discover Tensar Applications: solutions for Soil Reinforcement, Ground Stabilisation, Erosion protection and Asphalt Reinforcement.

22.4 No dig method of Construction method, for Access, Driveway. Based on Arboricultural Practice Note 12



22.5 Specification drawing highlighting the erection of scaffolding within a Known Root Protection Areas.





22.6 Monarflex Root Barrier MRB500, product data sheet 1

PRODUCT DATA SHEET

Monarflex Root Barrier MRB500

Root Containment Lining

Tested for		Value	Test Methods
Raw Material		LDPE (Low Density Polyethylene)	
Density		0.929 gr/cm^3	DIN 53 479 D
Melt Index		0.9 gr/10min	ASTM D1238
Tensile Stress at Break			
Machine Direction		18.1 N/mm^2	ASTM D638
Transverse Direction		17.7 N/mm^2	ASTM D638
Elongation at Yield			
Machine Direction		147%	ASTM D638
Transverse Direction		118%	ASTM D638
Elongation at Break			
Machine Direction		540%	ASTM D638
Transverse Direction		610%	ASTM D638
Tensile Stress at Yield			
Machine Direction		8.9 N/mm^2	ASTM D638
Transverse Direction		7.8 N/mm^2	ASTM D638
Tear Resistance			
Transverse Direction		166 N/mm^2	DS/ISO 6383/1-85
Seam Strength		>=Stress at Yield	
Low Temperature		Brittleness temperature –30°C	ISO 974 - 1980
Friction Capability			
Static Dry Gravel		0.6	DIN-53 375 – 1986
Static Wet Gravel		0.68	DIN-53 375 – 1986
Dynamic		Static	DIN-53 375 – 1986
Thickness		0.5mm	
Tensile Strength (KN/m)		8.9	
Puncture Resistance			
Puncture (N)	At	180	
Penetration (N)	At	248	
Puncture Resistance (gr)		-	

Monarflex Geomembranes Ltd
PO Box 6318, Leighton Buzzard LU7 6AN
Email geos uk@icopal.com

Telephone: 08444 123 175
Fax: 01525 384 477
www.monarflexgeomembranes.co.uk

22.7 Monarflex Root Barrier MRB500, product data sheet 2

NBS

Monarflex Root Barrier MRB500

Root Containment Lining

Root Containment Application:

Manufacturer and reference: Monarflex MRB 500 by Icopal Monarflex Geomembranes Ltd, PO Box 6318, Leighton Buzzard, LU7 6AN - Telephone: 08444 123 175 Fax: 01525 384 477

- Thickness/gauge: [0.5mm] Weight: [500 gsm]
- Lay sheets neatly and tuck well into angles to prevent bridging and creasing.
- Joint sheets by Icopal Monarflex Geomembranes Ltd. Twinny welding system with laps of not less than 150 mm.
- All pipe and duct penetrations to be sealed using Blackline preformed Top Hats complete with stainless steel jubilee clips.
- Concrete structures to be joined using GRP Battening to Icopal Monarflex Geomembranes Ltd standard working details.
- All materials to be installed by Icopal Monarflex Geomembranes Ltd to IS9002.
- Protection to Geomembrane prior to overlaying construction/backfill required with a suitable Geotextile protection fleece by Icopal Monarflex Geomembranes.

Workmanship Generally:

- Apply materials carefully to provide a completely impervious, continuous membrane.
- Ensure that surfaces to be covered are clean, dry, smooth and free from voids, sharp protrusions and frost.
- Protect finished sheeting adequately to prevent puncturing during following work.
- Cover sheeting with permanent overlying construction/backfill as soon as possible. Immediately prior to covering check for damage and repair as necessary.

Monarflex Geomembranes Ltd
PO Box 6318, Leighton Buzzard LU7 6AN
Email: geos uk@icopal.com

Telephone: 08444 123 175
Fax: 01525 384 477
www.monarflexgeomembranes.co.uk

23.0 APPENDIX 2

23.1 MANAGEMENT OF STORAGE.

23.2 The storage of any construction/building materials within the RPA is strictly prohibited at all times.

23.3 The storage of construction/building materials within the construction zone is strictly prohibited, except for those materials required to enable a tradesman to carry out his/her daily task.

23.4 The construction/building materials shall be stored, within the boundary of No 27 Pontefract Road. To the east side of the site.

23.5 The off-site storage area has to be in place before any deliveries of constructional/building materials are delivered onto the site and is the responsibility of the house builder to achieve this.

23.6 All materials shall be stacked in a secure and safe manner to the current best building practices and codes of practice for building sites.

23.7 At no time must the access/drive to No 27 Pontefract Road be blocked by constructional/building materials allied to the site.

23.8 No stacked constructional/building or other materials are to be positioned in such a way to infringe/impede or block the access/private drive of No 27 Pontefract Road.

24.0 APPENDIX 3

24.1 ARCHITECTURAL DRAWINGS.

- CAD/QA/1201 drawing showing proposed dwelling within the curtilage of the site.

- CAD/QA/1206 drawing showing site levels, position of trees T1, 2, 3 & 4.

- CAD/QA/1209, 1211 site layout showing protection fence protective measures, inclusive of root barrier, no dig construction areas.

- CAD/QA/1210 site layout showing scaffold around proposed dwelling.

- CAD/QA/1212 site layout showing positions of temporary access.