Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Survey & Impact Assessment
The Bungalow
Brampton Road
Wombwell S73 0SR

Report Reference: AIA-1756-1
15 March 2024

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1 Introduction

1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by Tawee Phaowattanawaraporn to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for the proposed erection of 2No. detached dwellings occupying the rear garden of The Bungalow, Brampton Road, Wombwell. Only trees considered relevant have been included in the report.

1.1.2 The report includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- A Tree Constraint Plan (appendix 4) and a Tree Impact Plan (appendix 5) overlaying the proposed layout which highlights the development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates impacts the proposal may have on surrounding trees.

1.1.3 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.

1.1.4 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.5 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.6 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

1.2.1 An arboricultural survey was undertaken by Steve Waterson 12 February 2024. On the day of the survey the weather conditions were dry and still with no visibility constraints.

1.2.2 Measurements were taken using the necessary instruments or estimated where access was restricted. No climbing inspections or decay detection analysis was undertaken.

1.2.3 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.

1.2.4 This survey should be read in conjunction with the Tree Constraints Plan (TCP - appendix 4) and a Tree Impact Plan (TIP - appendix 5), which have been prepared by overlaying tree survey data onto a topographical and proposed layout drawings, respectively. The author has relied on the accuracy of the drawings in the production of this report.

1.3 Site Description

1.3.1 The broadly rectangular shaped site is accessed direct from Dove Road. The most visually prominent trees and hedgerow material influencing the host property comprise of T1, H2, H8, together with offsite trees T11, T12, T13, T14, T15 and T16. Elsewhere the host garden chiefly consists of inconsequential ornamental tree and shrub species set within lawned areas.

1.3.2 The open ground present appears to be satisfactorily drained. Being managed garden it is assumed the open soils will be reasonably fertile.

1.3.3 The surrounding area is predominantly residential in character. Tree cover within the surrounding area is reasonable in terms of coverage and species mix, though the age profile is noticeably weighted towards trees of a mature age.

1.3.4 For additional site context please refer to the Planning Statement prepared by Architect Francis Collumbine.

1.4 Tree Status

1.4.1 It is understood the site is not located within a Conservation Area and that no trees within the site's boundaries are subject of Tree Preservation Order (TPO) controls. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

1.5.1 No soil testing was undertaken and no soil information was provided for the author.

1.5.2 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed the potential for sub soil to consist of a highly shrinkable clay will be low.

2 Tree Quality Assessment

2.1.1 As highlighted in table 1 below 1No. tree received a moderate category "B grade, 12No. trees and 2No. hedgerows received a low quality category "C" grade and 3No. trees received a seriously defective category "U" grade.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T16
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T1, H2, T5, T6, T9, T10, T11, T12, T13, T14, T15, T17, T18
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T3, T4, T7
Total number of trees:		16No. trees & 2No. hedgerows

2.1.2 Of the trees and hedgerow material detailed within the report this is seen to provide collective value within the local landscape as opposed to being items of particular individual merit.

2.1.3 Generally the Local Planning Authority is likely to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. This presumption is also viewed reasonable where it accords with accepted arboricultural objectives or where additional planting can effectively mitigate proposed losses.

3 Arboricultural Impact Assessment

3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Francis Collumbine.

3.1.2 The proposal seeks to erect 2No. detached dwellings within the rear garden of the existing bungalow. Access will be taken via an existing though widened access to the west of the existing bungalow. To achieve this the existing attached garage will be demolished.

3.1.3 The TIP at appendix 5 identifies a requirement to construct the proposed access over the RPA of trees T11, T12, T13, T14, T15, T16, T17 and T18. This issue is discussed in further detail at section 3.3.2, 3.3.3 and 3.3.4.

3.2 Trees to be removed to accommodate the proposal

3.2.1 As highlighted below in Table 2 the footprint of the proposed dwellings will require the removal of 1No. seriously defection category "U" hawthorn T4. However in view of the poor condition of trees T3, T5, T7 and H8 these items too are also specified for removal and replacement within the development context.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	T16	Nil	Nil
'C'	T1, H2, T6, T9, T10, T11, T12, T13, T14, T15, T17, T18	Nil	T5, H8
'U'	Nil	T4	T3, T4, T7

3.3 Below Ground Constraints

3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).

3.3.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the TCP (appendix 4) and TIP (appendix 5). The proposed access will to a greater or lesser extent require new surfacing within the RPA's of T11, T12, T13, T14, T15, T16, T17 and T18. Therefore in order to limit potential harmful impacts associated with construction the proposed drive will need to withstand the weight of construction machinery and vehicles without causing compaction to the underlying soils.

3.3.3 It will be noted that the RPA's of T15, T16, T17, and T18 are already overlaid by a concrete drive. This will have influenced root colonization of the ground beneath. As such where practicable, it will prove beneficial to retain the footprint of this drive it situ.

3.3.4 Taking account of paragraphs 3.3.2 and 3.3.3 the drive will be constructed utilising a "no dig" cellular confinement system. An example of this type of construction is shown in figures 1 and 2 below. If adopted this approach should not cause any demonstrable harm to tree health and longevity and can be detailed within an Arboricultural Method Statement to ensure retained trees are not compromised by approved development.

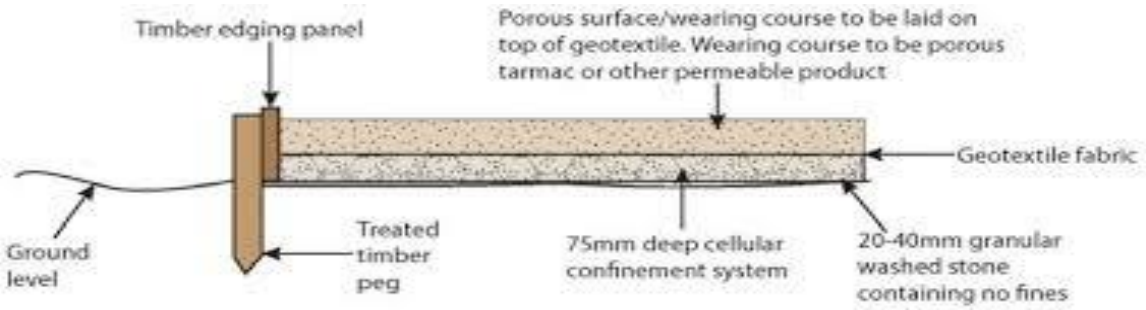


Figure 1. Diagram 'No Dig' Surfacing

Figure 2. Example Cellular Confinement System (CCS)

3.4 Alterations to Ground Levels

3.4.1 A rise or reduction in soil level can have major implications on the longevity and health of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. Other than the installation of the 'no dig' cellular confinement system there is no requirement for alterations to ground levels within the RPA's of retained trees.

3.5 Above Ground Constraints

3.5.1 Pruning operations are recommended at appendix 1. In all instances this work is considered desirable irrespective of the development proposal. Such works will not cause harm to the health and appearance of retained trees. It is important that the any approved pruning work is carried out in accordance with BS 3998: 2010 'Tree Work Recommendations'.

3.6 Services

3.6.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any retained tree. However should for any unforeseen reason it become necessary to excavate within the RPA's of surrounding trees these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug. Before any excavation within the highlighted RPAs commences, advice should be sought from either the project Arboriculturist or the local authority tree officer.

3.7 Material Storage

3.7.1 Save for the installation of the recommended 'no dig' cellular confinement system no material storage or plant movement will be required within the Construction Exclusion Zone of retained trees. In this regard scope will exist to site a materials compound and welfare facilities within the garden areas either side of the existing bungalow for the duration of the construction work.

3.8 Tree Protection

3.8.1 A protective fence and/or ground protection will need to be installed prior to the commencement of any site works e.g. before any materials are brought on site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence and ground protection may only be removed following completion of all construction works. The positioning and implementation of tree protection can be effectively controlled by imposition of a suitably worded planning condition requiring the submission and approval of a pre-commencement AMS or if necessary, an AMS can be submitted as part of the current planning application.

4 Conclusions

4.1.1 The design intention is to safeguard the health and longer term viability of retained tree cover and the value it affords to the host property.

4.1.2 Tree protection measures can be detailed within an Arboricultural Method Statement to ensure all retained tree cover is not compromised by approved development.

4.1.3 The protection of trees and their subsequent health and future potential is dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.

4.1.4 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g., the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g., requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

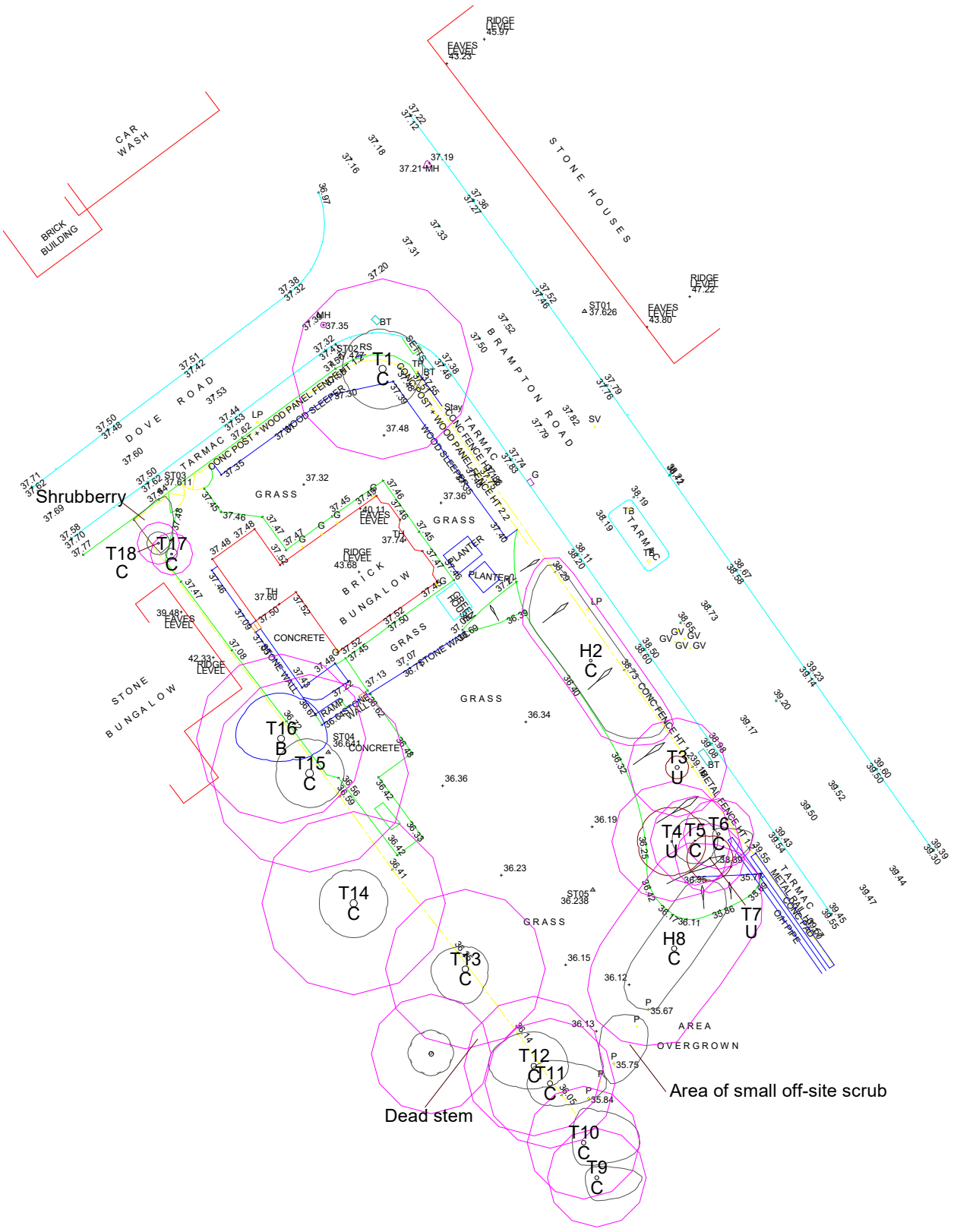
Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of a high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality** with and estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3- Tree Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T1	Weeping Willow, *Salix chrysocoma*	7	1	640	3.5	4	4	4	3ar	Mature	P= Good. S= Poor. Prominent frontage tree previously topped at 4m. Multiple pruning wounds with pockets of decay, including a major cavity at 1m on main stem that extends 30cm indicative of extensive internal decay.	Retain no work required at this stage.	10 to 20 yrs	C1	7.7
H2	Hedge containing Leyland Cypress, *X Cupressocyparis leylandii*	7	1	400 max	See plan				1ar	Early-mature	P= Good. S= Good. Outgrown line of approx. 23 trees forming boundary screen. Golden variety. Northern most item has a stem diameter of 400mm, though majority are an average of 250mm.	Retain and maintain at current proportions or as part of the sites landscaping proposals consider removal and replacement with a more sustainable hedgerow planting.	10 to 20 yrs	C2	4.8
T3	Common or Black Elder, *Sambucas nigra*	2	1	350	1	1	1	1	1s	Dead	P= Poor. S= Poor. Ivy clad, dead item with failed top, located atop embankment and next to public footpath.	Remove and replace within development context.	<10 yrs	U	4.2
T4	Common Hawthorn, *Crataegus monogyna*	5	8	150 average	3	3	3	3	2ar	Mature	P= Ivy. S= Poor. Multi stemmed item with heavy Ivy presence which is out competing the tree for light.	Remove and replace within development context.	<10 yrs	U	5.1
T5	Sycamore, *Acer pseudoplatanus*	7	10	100 average	2	2	2	2	2n	Semi-mature	P= Good. S= Fair. Stem topped at 1.5m and now has prolific epicormic regenerative growth from base and top of remaining stem.	Remove and replace within development context.	10 to 20 yrs	C2	3.8
T6	Crab Apple, *Malus sylvestris*	4	2	200, 150	0.5	3	3	1	2s	Mature	P= Fair. S= Fair. Ivy clad, boundary tree of poor quality with biased canopy over footpath.	Retain or as part of the sites landscaping proposals consider removal and replacement with a more sustainable planting.	10 to 20 yrs	C2	3
T7	Common Hawthorn, *Crataegus monogyna*	3	6	100 average	2	2	2	2	1s	Mature	P= Poor. S= Fair. Ivy clad tree with Ivy outcompete tree for light.	Remove and replace within development context.	10 to 20 yrs	U	2.9
H8	Hedge containing Leyland Cypress *X Cupressocyparis leylandii*	6	1	470 max	See plan				1ar	Mature	P= Good. S= Fair. Outgrown line of 10 trees providing a screen to neighbouring footpath. Max DBH 470mm, though majority are 350mm average. Preferable to remove and replace within development context to secure a more sustainable landscape feature.	Remove and replace with more sustainable hedgerow planting.	10 to 20 yrs	C2	5.6
T9	Common Ash, *Fraxinus excelsior*	11	1	350	1	4	2	1	3e	Early-mature	P= Fair. S= Good. Off site tree previously suppressed due to influence of now fallen Crack Willow. Off site location restricted inspection.	Retain with no action required.	10 to 20 yrs	C2	4.2

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T10	Wild Cherry, *Prunus avium*	12	1	400	3	5	2	1	6e	Mature	P= Good. S= Good. Off site tree previously suppressed due to influence of now fallen Crack Willow. Off site location restricted inspection.	Retain with no action required.	10 to 20 yrs	C2	4.8
T11	Wild Cherry, *Prunus avium*	12	2	350, 300	2	5	2	2	4s	Mature	P= Fair. S= Fair. Off site tree with restricted inspection. Heavy ivy infestation up to 10m. Dual stemmed from ground level.	Retain with no action required.	10 to 20 yrs	C2	5.5
T12	Wild Cherry, *Prunus avium*	12	2	350, 350	3	3	2	4	4n	Mature	P= Fair. S= Fair. Off site tree with restricted inspection. Heavily ivy infestation up to 10m. Dual stemmed from 1.5m.	Retain with no action required.	10 to 20 yrs	C2	5.9
T13	Wild Cherry, *Prunus avium*	6	2	400, 400	2	2	3	3	2w	Mature	P= Fair. S= Fair. Off site tree with restricted inspection. Dual stemmed from ground level with tight inclusion. Dead sub stem growing from aforementioned inclusion. Heavy Ivy presence. Truncated stems at 6m with juvenile regrowth.	Retain with no action required.	10 to 20 yrs	C2	6.8
T14	Leyland Cypress, *X Cupressocyparis leylandii*	7	1	650	3	3	3	3	1ar	Mature	P= Good. S= Fair. DBH estimated below main union. Off site tree with no accurate inspection undertaken.	Retain with no action required.	10 to 20 yrs	C2	7.8
T15	Leyland Cypress, *X Cupressocyparis leylandii*	13	1	700	3	3	3	3	2ar	Mature	P= Good. S= Good. Off site tree with restricted inspection. DBH estimated at a point below multiple stems which divide from ground level. Crown height 4m above pre-existing concrete driveway which appeared to have served former detached garage. Crown structure typical of species and susceptible to gale damage.	Retain with no action required.	10 to 20 yrs	C2	8.4
T16	Corsican Pine, *Pinus nigra maritima*	11	1	600	4	4	2	4	2e	Mature	P= Good. S= Good. Off site tree with restricted inspection. Attractive specimen. Ivy to 8m. Suppressed to south side by neighbouring Cypress T15, removal of which would aid tree development. Needle browning developing to branch tips, possibly due to drought stress from previous spring/summer. RPA on development side overlaid by existing concrete drive.	Retain with no action required.	20 to 40 yrs	B2	7.2
T17	Common Holly, *Ilex aquifolium*	2.5	1	150	0.5	1	1	1	0ar	Semi-mature	P= Good. S= Good. DBH from ground level. Dense manicured topiarised form. RPA likely to be restricted to east due to presence of dwarf retaining wall and concrete drive.	Retain with no action required.	10 to 20 yrs	C2	1.8
T18	Wild Cherry, *Prunus avium*	3	1	150	1	1	1	1	2ar	Young	P= Good. S= Good. Topped at 1.7m with reformed crown consisting of multiple leaders. Inconsequential item. RPA likely to be restricted to east due to presence of dwarf retaining wall and concrete drive.	Retain with no action required.	10 to 20 yrs	C2	1.5



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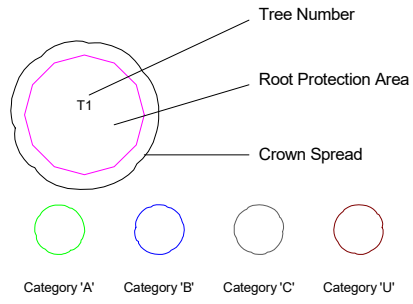

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Tree Constraints Plan

The Bungalow, Brampton Road Road Wombwell

SCALE :	DATE :	N
1 : 500 @ A3	20/02/2024	
MAP FILENAME : 1887-1		

Tree Care Consultancy Ltd, Clifton Villa, 37 Hall Cliffe Road
Horbury, Wakefield, West Yorkshire, WF4 6BY
Phone: 01924 270619, Email: info@treecareconsultancy.co.uk

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THE PLANNING OFFICER - MR. ..... CAN BE CONTACTED ON .....
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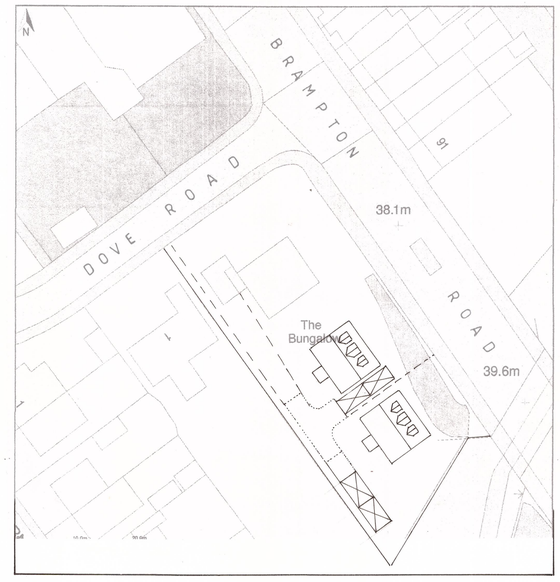
Appendix 5 - Tree Impact Plan

PROPOSED SITE PLAN 1 · 200 Scale



SITE LOCATION PLAN 1 · 500 Scale

IMPORTANT!
IT IS PROPOSED TO FELL TREES T4 } IN ORDER TO BUILD THE 2 Nº PROPOSED DWELLINGS.
IT IS PROPOSED TO REMOVE HEDGE H8 }

PROPOSED

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT :-
THE CONTRACTOR IS PROVIDED WITH A COMPLETE SET OF "APPROVED COPY" DRAWINGS ALSO A COPY OF THE STRUCTURAL ENGINEERS REPORT / CALCULATIONS (IF REQUIRED) PRIOR TO THE COMMENCEMENT OF ANY WORK ON THIS PROJECT.

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TELEPHONE: 0114 2678959

TITLE PROPOSED ERECTION OF 2 Nº DWELLINGS with GARAGES / PARKING SPACES + CONSTRUCTION OF NEW VEHICULAR ACCESS off DOVE ROAD at:- WITHIN THE CURTILAGE of THE BUNGALOW. BRAMPTON ROAD, WOMBWELL, nr BARNSLEY. S73 0SR.

CLIENT	DATE
MR D. AWTY. esq	JULY 2022
SCALE 1 · 200 + 1 · 500	DRAWING No. HED/795/22

DRAWN BY

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT:-
NO WORK OF ANY KIND TO BE CARRIED OUT ON SITE ON THIS PROJECT UNTIL:-
A. FULL BUILDING REGULATION APPROVAL HAS BEEN GRANTED.
B. ANY CONDITIONS RELATING TO THE BUILDING REGULATIONS APPROVAL OF PLANS INCLUDING ANY NECESSARY DETAILS & SPECIFICATIONS OF WORK AND CALCULATIONS OF LOADING STRENGTH AND STIFFNESS AS MAY BE APPROPRIATE HAVE BEEN DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY.
C. FULL PLANNING PERMISSION HAS BEEN GRANTED.
D. ANY CONDITIONS RELATING TO THE PROPOSAL UNDER PLANNING PERMISSION HAVE BEEN SATISFIED - AN EXAMPLE OF THIS IS EXPLAINED BELOW - HOWEVER ANY NUMBER OF CONDITIONS MAY APPLY.
EXAMPLE - BRICK OR ANY OTHER FACING MATERIALS OR ROOF COVERING MATERIAL SAMPLES TO BE DEPOSITED WITH AND APPROVED BY THE LOCAL AUTHORITY PLANNING DEPARTMENT BEFORE WORK STARTS.

IF THE CLIENT OR CONTRACTOR ARE IN ANY DOUBT AS TO THE SITUATION OF ANY OF THE ABOVE MATTERS RELATING TO THE WORK SET OUT ON THIS DRAWING THEN THEY SHOULD CONTACT HOUSE EXTENSION DESIGN LTD. ON THE TELEPHONE NUMBER ON THIS DRAWING TO ENSURE THAT IT IS IN ORDER TO COMMENCE WORK.

CONTRACTORS INFORMATION NO RESPONSIBILITY WILL BE ACCEPTED FOR ANY WORK WHICH HAS NOT BEEN AUTHORISED BY THE LOCAL AUTHORITY. THE DRAWING WHICH HAS BEEN AUTHORISED BY THE LOCAL AUTHORITY WILL BE STAMPED "APPROVED COPY" IN THE BOX MARKED "AUTHORISED" AND SIGNED BY THE PERSON WHO PREPARED THE PLAN.
DRAWINGS WHICH ARE NOT STAMPED "APPROVED COPY" AND WHICH DO NOT BEAR THE SIGNATURE SHOULD NOT BE USED FOR REFERENCE!
AUTHORISED

THE BOUNDARY IF ANY UNCERTAINTY EXISTS AS TO THE PRECISE LOCATION OF THE BOUNDARY - THEN HOUSE EXTENSION DESIGN LTD. MUST BE CONTACTED BEFORE ANY WORK COMMENCES ON SITE IN ORDER THAT STEPS CAN BE TAKEN TO LOCATE THE BOUNDARY. IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT NO "RIGHTS OF WAY" OR EASEMENTS ARE AFFECTED BY THE WORKS SET OUT ON THIS PLAN.

IMPORTANT INFORMATION ALL WORK TO BE CARRIED OUT TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY DISTRICT BUILDING SURVEYOR. DO NOT FORGET TO CONTACT THE LOCAL AUTHORITY DISTRICT SURVEYOR 2 "WORKING DAYS" BEFORE ANY WORK IS CARRIED OUT ON THIS PROJECT.

HEATHERBANK C055B 0800 0132514