D W Tree & Landscape Services

9 Thirkeld Place

Houghton le Spring

DH4 7RE

TREE SURVEY



Saville Lodge

Dipe Lane

East Boldon

NE36 OPQ

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REVISION RECORD

Revision No	Date	Description	Checked
1	01/12/2020	Site visit (Measurements)	01/12/2020
2	20/12/2020	Amendments	20/12/2020

1.0 EXECUTIVE SUMMARY

1.1 Tree Survey Limitations Statement

Survey work was undertaken on the 26 th Novemeber 2020 and comprised of a thorough inspection of the trees within the site to formulate a tree constraints plan including categories of retention as recommended by the prescriptions of British Standard (BS) 5837:2012: 'Tree in relation to design, demolition and construction'.

1.2 Protected Status of Trees

Trees may be legally protected, this may either be in the form of a Tree Preservation Order (TPO) or that the trees are located within a Conservation area.

Potentially large penalties may be enforced for illegally carrying out works on protected trees. It is recommended that checks are made before any works are undertaken and no work should commence until permission has been granted. This has the effect of preventing the cutting down, topping, lopping, uprooting, willful damage or willful destruction of trees except in certain circumstances other than with consent of the local planning authority. The effect of proposed development on tree protected by a TPO ranks as a 'material consideration' which would be considered by the Local Authority when determining a planning application under Section 70 of the Town and Country Planning Act 1990.

1.6 Category of Retention Summary

A tree protection plan (TPP), including the designated root protection areas (RPA's) for each tree or group, was designed for the trees within the site. Each significant tree was assigned a category of retention in accordance with BS5837:2012 as follows:

Category of retention	Definition	Number of individual trees
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	1

A	Those of high arboricultural quality and value with a remaining life expectancy of >40years	4
B	Those of moderate arboricultural quality and value with a remaining life expectancy of >20years	
C	Those of low arboricultural quality and value with a remaining life expectancy of >10years or young trees with a stem Ø below 150mm	

Categories of retention (BS5837:2012)

Table 2

1.7 Recommendations from Analysis of Tree Survey Findings

Recommendations from Analysis of Tree Survey Findings			
Tree Number	**Impact assessment and proposals**	**Category of Retention UABC**	**Timeframe to Complete Works (Months)**
T1	Tree to remain	A	
T2	Tree to remove as dead (recommended)	U	3
T3	Tree to remain	A	
T4	Tree to remain	A	
-	-	-	-

2.1 Background to Development

The site is shown on the attached location plan.

Address: Saville Lodge

Dipe Lane

East Boldon

NE36 OPQ



2.2 Details of the Proposed Works on Site

(See architects plans) Appendix A

2.3 Personnel Qualifications and Experience

Survey work and reporting was undertaken by:

Daniel Watt

Qualifications:

NVQ level 2 Horticulture
NVQ level 3 Horticulture
NVQ Level 3 Arboriculture
NVQ Level 3 in Business Management for the Environment & Land-based sector.
Arboricultural CS units 30, 31, 32, 38, 39, unit

2.4 Methodology

A site visit was undertaken on the 26th November 2020. All observations were carried out from ground level using the Visual Tree Assessment (VTA) method

2.6 Inspection

The format of the survey follows the guidelines of British Standard BS5837:2012 "Recommendations for 'Trees in Relation to design, demolition and construction".

- Diameters of tree were taken with a diameter at breast height (DBH) tape at 1.5m above adjacent ground level. The diameter of the tree 1 is 108cm. The diameter of tree 2 is 75 cm, tree 3 170cm, tree 4 245cm and tree 5 175cm. The height of tree 1 15m , tree 2 12m , tree 3 15m tree 4 18m and tree 5 20 metres . Crown span overhanging into Saville lodge up to 5 meters. Trees 1 3 4 5 are all healthy and free of disease.
- Age class, Safe Use Life Expectancy (SULE) (Appendix D) and physical condition of the trees were assessed subjectively by the Inspector in order to designate a category of retention of each tree in accordance with the criteria specified within BS5837:2012

2.7 Results Summary

See Table 4, Species and numbers of trees surveyed on site,
See Appendix A: Tree Survey and Recommendations

Common Tree Names	Latin name	Number
Common Ash	Fraxinus excelsior	
Wild Cherry	Prunus avium	
Blackthorn	Prunus spinosa	
Sycamore	Acer pseudoplatanus	5
Hawthorn	Crataegus monogyna	
Oak	Quercus robur	
Beech	Fagus sylvatica	
Native Hedging		
Hawthorn		

Common Ash		
Sycamore		
Birch		
Alder		
Cherry		
Elderberry		
Cotoneaster		
Rose		

Table 4 Species and numbers of trees surveyed on site

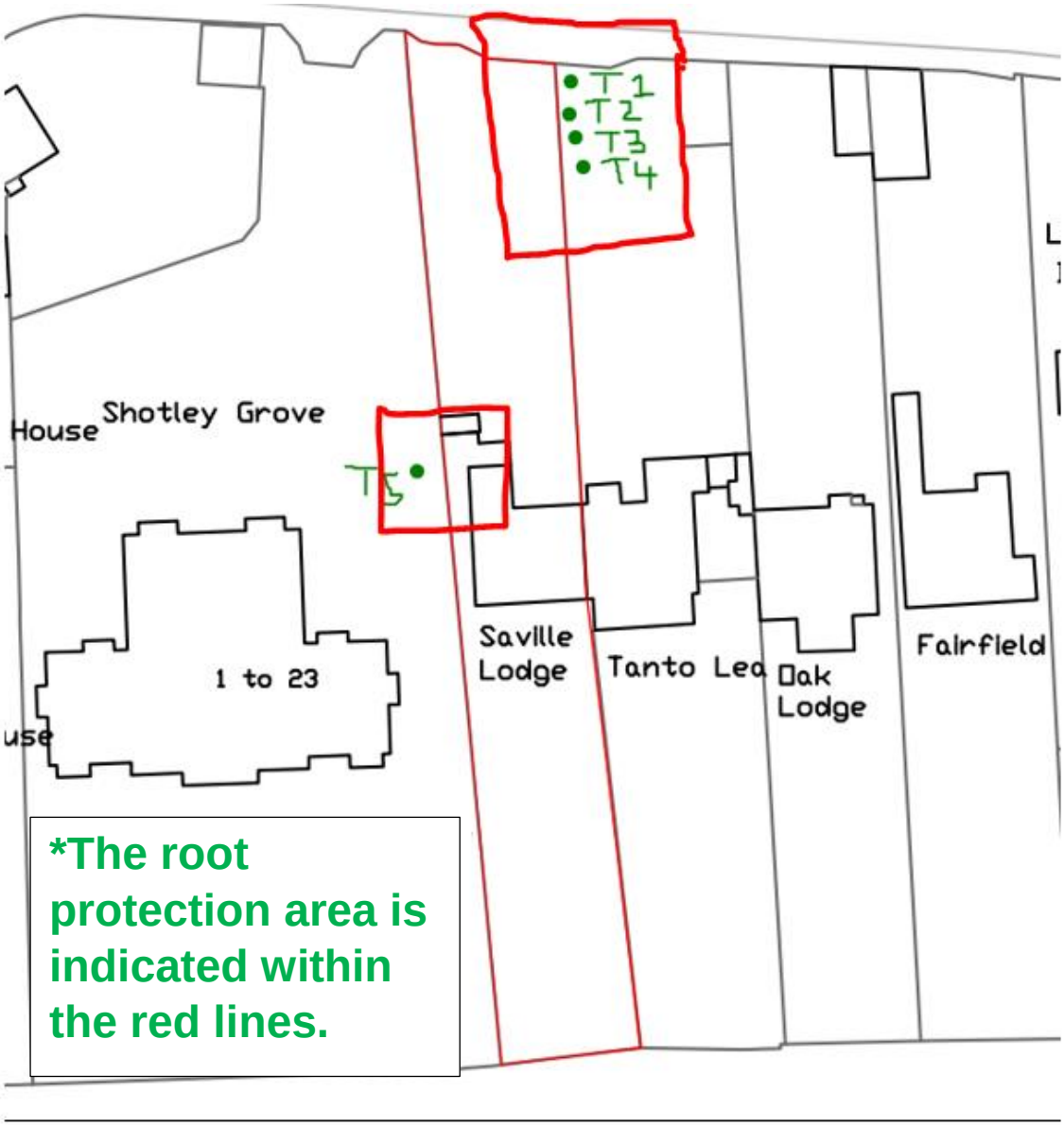
4.0 TREE PROTECTION PLAN (ROOT PROTECTION AREA)

The following factors are to be taken into consideration once development designs are available to provide adequate protection for the root system:

- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and presence of other trees;
- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services);
- The soil type and structure;
- Topography and drainage;

Where any significant part of a tree's crown overhangs the provisional position of tree protection barriers, these parts may sustain damage during the construction period. In such cases, it may be necessary to increase the extent of the tree protection barriers to contain and thereby protect the spread of the crown. This can be mitigated by facilitation (branch end) pruning.

The map below shows were the root protection areas are:



5.1 Protected Status of Trees

Trees may be legally protected, this may either be in the form of a Tree Preservation Order (TPO) or that the trees are located within a Conservation area.

Potentially large penalties may be enforced for illegally carrying out works on protected trees. It is recommended that checks are made before any works are undertaken and no work should commence until permission has been granted.

5.2 Construction Works

Building works are away 1m from crown span of neighbouring trees (see architects drawings appendix A) and pictures of trees (Appendix B)

5.2.2 Protective Barrier Erection

The protective barriers are to be erected prior to the commencement of site works including demolition, soil stripping or movement, bringing onto site of materials, supplies or machinery. Tree works can be undertaken prior to the erection of the barriers.

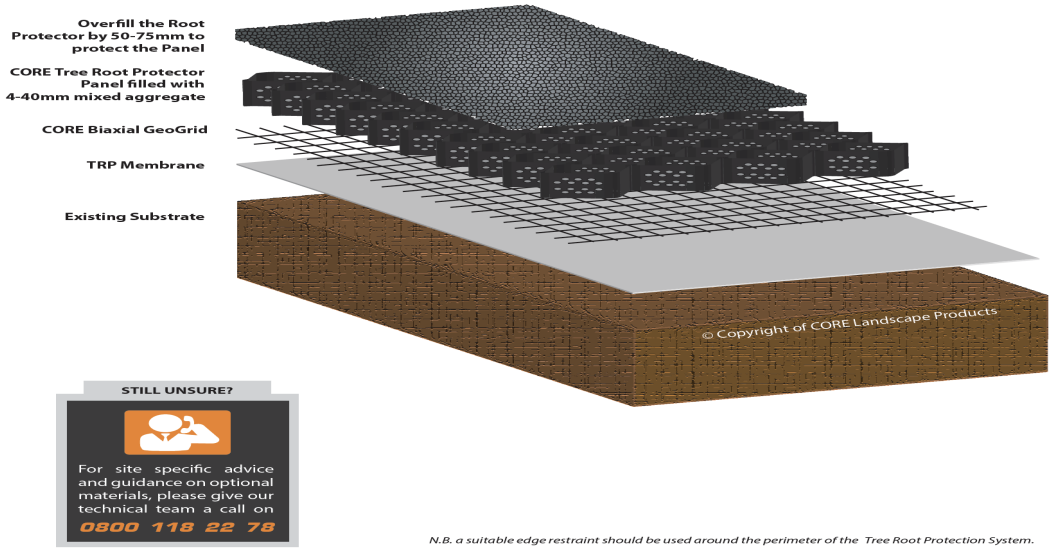
The barriers must be erected in the position indicated on the Tree Protection Plan (TPP) by the dark purple line and be constructed as per the following specification.

The barriers should be considered essential and should not be removed or altered without prior recommendation by an Arboriculturalist and approval of the local planning authority.

The barrier should consist of a vertical and horizontal framework of scaffold tubing which is adequately braced to resist impacts. The vertical scaffold tubes need to be placed at a distance not exceeding 3m apart. The weldmesh or Heras panels need to be 2.3m tall and are securely attached to the scaffold framework with wire or scaffold clamps. The wire or scaffold clamps should be secured on the inside of the barrier to avoid easy dismantling. Panels on rubber or concrete feet are not resistant to impact and should not be used.

I Believe in this occasion barriers are not required as access to site and property will not be possible. what I imply is to have a strict height restriction on any vehicles entering the site to 5 metres
Various acceptable examples detailed below as per BS 5837:2012

Examples of above-ground stabilizing systems



I believe in this occasion above ground stabilizing systems are not required as established hardstand drive is currently above the existing roots which is also the main access to the site. Also, for the demolition of the existing outbuildings I don't believe this protection will be required as only above surface demolition is taking place

5.3 Ground protection during demolition and construction

5.3.1 Ground protection

Where it has been agreed during the design stage, on the tree protection plan, that vehicular or pedestrian access for the construction operation may take place within the RPA, the possible effects of construction activity should be addressed by a combination of barriers and ground protection.

The position of the barrier may be shown with the RPA at the edge of the agreed working zone but the soil structure beyond the barrier to the edge of the RPA should be protected with ground protection. For pedestrian movements within the RPA the installation of grounds protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotexile, or supported by scaffold, may be acceptable (see Figure 1 below).

For wheeled or tracked construction traffic movements within the RPA the ground protection should be designed by and engineer to accommodate the likely loading and may involve the use of proprietary systems or reinforced concrete slabs.

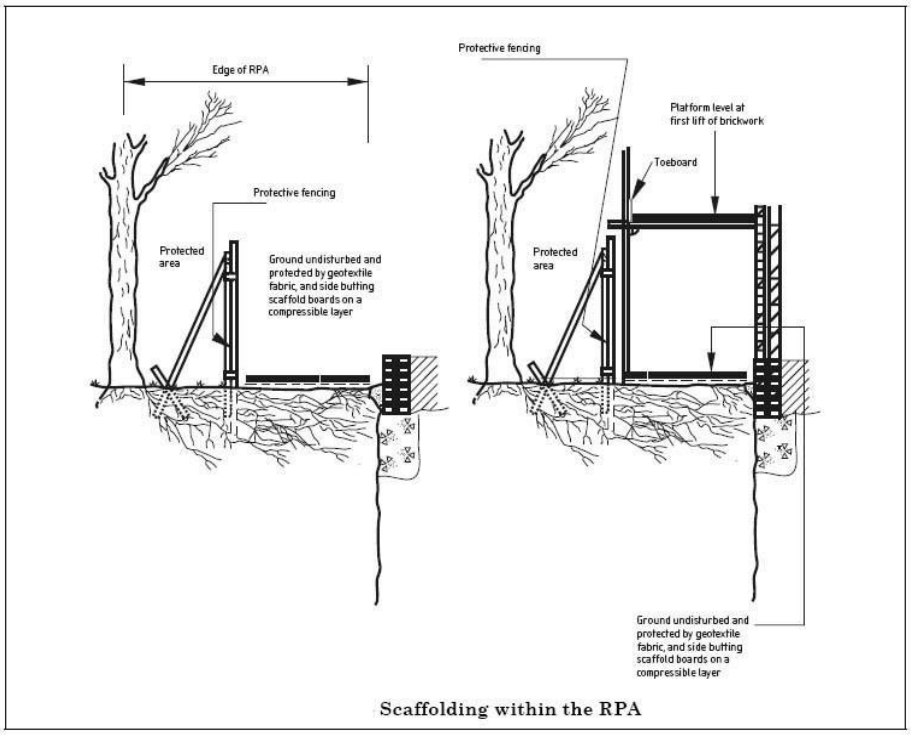


Figure 1

No fixing shall be made to any tree and all possible care must be taken to prevent damage to tree roots when locating the posts.

All types of barriers must be firmly attached to prevent movement by site personnel or vehicles and all weather signs with the wording “Construction exclusion zone- keep out” should be attached.

Location of Site Compound & Storage Areas

The contractor’s site compound, storage & parking areas must be located outside of the root protection areas (RPAs) of the retained trees.

5.4.2 Backfilling

Where tree roots are involved, backfilling should be carefully carried out to avoid direct damage to retained roots and excessive compaction of the soil around them.

The backfill should incorporate an inert granular material mixed with top soil or sharp sand (not builder’s sand) around the retained roots. This will allow a measure of compaction for resurfacing whilst creating an aerated zone around the roots.

5.5 Issues for Consideration During the Construction Phase of the Works

The following should be addressed or avoided.

- Care should be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact can result in serious damage to them and might make their safe retention impossible.
- Consequently, any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times. In some circumstances it may be impossible to maintain adequate clearance thus necessitating access facilitation pruning.
- Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, should not be discharged within 10 m of the tree stem.
- Fires should not be lit in a position where their flames can extend to within 5 m of foliage, branches of trunk. This will depend on the size of the fire and the wind direction.
- Notice boards, telephone cables or other services should not be attached to any part of the tree.
- It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees

5.6.1 General

Buildings should be constructed to allow for future growth of planted or self-sown trees.

In some situations, trees and vegetation can adversely affect structures either by direct action, or by indirect action causing shrinkage or swelling of clay subsoil.

Even if no trees exist at the time of construction, they may be planted in the future or self-seeded. Consideration should be given to this possibility by having foundations in accordance with Table 4, which will allow for reasonable future vegetation, or to an engineered design

In the case of established trees where construction work is to take place near to the main stem and roots, the following precautions should be taken to allow for future tree growth in order to protect the structure:

a. Foundations should be reinforced to resist lateral thrust; or
b. Walls or structural slabs should bridge over roots allowing sufficient clearance for secondary thickening or be designed to distort without cracking; or
c. Pavings and other surfaces should be laid on a flexible base to allow movement and to facilitate relaying if distortion becomes excessive.

Water leaking from damaged drains, sewers or water mains encourages localized root growth. Roots are then likely to enter a drain or sewer through the defect and proliferate, causing blockage and an enlarging of the initial defect. Provided they are further from trees than distances stipulated in Table 4, intact drains are not likely to

suffer direct damage and will not attract roots. Damage to drains and sewers can be avoided by the following:

a. Re-routing services to conform to Table 4
b. Ensuring watertight joints;
c. In clay soils, use of flexible materials and/or joints to accommodate movement;
d. Not using perforated land drains near trees.

Allowance should be made for the swaying of stem and branches during storm conditions. Branches which are liable to strike the structure should be pruned back to a suitable branching point. Trees in a condition that renders them liable to collapse should not be retained near structures.

Minimum distance (m) between young trees or new planting and structure to avoid direct damage to a structure from future tree growth

Type of structure	Diameter of stem at 1.5 m above ground level at maturity		
	<30 cm	(30–60) cm	>60 cm
Buildings and heavily loaded structures	—	0.5	1.2
Lightly loaded structures such as garages, porches etc.	—	0.7	1.5
Drains and underground services			
<1 m deep	0.5	1.5	3.0
>1 m deep	—	1.0	2.0
Masonry boundary walls[a]	—	0.5	1.0
	—	(1.0)	(2.0)
In situ concrete paths and drives[a]	—	0.5	1.5
	(0.5)	(1.0)	(2.5)
Paths and drives with flexible surfaces or paving slabs[a]	—	0.5	1.0
	(0.7)	(1.5)	(3.0)

[a] These distances assume that some movement and minor damage might occur. Guidance on distances which will generally avoid all damage is given in brackets.

Table 4 – (Taken from BS 5837:2012 Table A.1)

5.7 Principles for avoiding tree root damage during construction

Prior to the installation of a new ground surface, existing ground cover vegetation (e.g. grass sward) should be killed using an appropriate herbicide. Herbicides that can leach through the soil, e.g. products containing sodium chlorate, should not be used. Specialist advice should be sought in order to determine the most suitable herbicide treatment.

The soil surface should not be skimmed to establish new paving or other surfaces at the former ground level. Loose organic matter and/or turf should be removed carefully using hand tools. The new surface should then be established above the former ground level, using a granular fill, where required

If ground levels are to be raised within the RPA this should be achieved by use of a granular material which does not inhibit vertical gaseous diffusion. Examples of suitable granular materials include, no-fines gravel, washed aggregate, or cobbles.

Depending on the California Bearing Ratio (CBR) of the soil, it may be necessary to install a load suspension layer such as a cellular confinement system.

In concentration carbon dioxide is detrimental to tree root function. Because this gas principally diffuses vertically through the soil, new impermeable surfacing within the RPA should be restricted to a maximum width of 3 m and situated tangentially to one side of a tree only, or confined to an area no greater than 20 % of the root protection area, whichever is the smaller.

Any excavations which have to be undertaken within the root protection area should be carried out carefully by hand, avoiding damage to the protective bark covering larger roots. Roots, whilst exposed, should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25 mm diameter, may be pruned back, preferably to a side branch, using a proprietary cutting tool, such as bypass secateurs or handsaws. Roots larger than 25 mm should only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability. Prior to backfilling, any hessian wrapping should be removed and retained roots should be surrounded with sharp sand (builders' sand should not be used because of its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

NOTE 1 The use of a trenching saw reduces the risk of longitudinal root shattering which can often occur where backactors are used to excavate trenches near to trees.

NOTE 2 Due to the demands that hand excavation places on a development project and its limitations with regards to health and safety considerations; it may be preferable to employ no-dig techniques.

5.8 Provision for water and oxygen

It is essential to maintain adequate supplies of water and oxygen for trees through the soil. Porosity is important particularly where the new hard surface covers an area of previously unmade ground, under which tree roots may have developed preferentially. New impermeable surfacing should not cover more than 20 % of the root protection area.

No-fines granular materials should be used wherever fill or a sub-base is required to help to ensure adequate gaseous diffusion. Due to the need to avoid excavation, and thereby root severance, within the RPA such sub-bases should be formed using a cellular confinement system such as a load suspension layer laid at ground level.

Excess water in the root protection area should be avoided, particularly on clay soils where water-logging can occur. In these cases, the hard surface should slope away from the tree to avoid ponding. Provided surface water is not liable to be contaminated

by salt or toxic run-off from oil or petrol, a permeable surface should be employed. If contamination is likely to be a problem, an impermeable surface may be used to prevent entry of toxic material.

If excess water is likely to be a problem, consideration should be given to the provision of suitable land drainage. Such drains should not be located within root protection areas.

5.9 Allowance for future growth

Future growth can lift paths or distort light structures such as walls. Where such structures, including surfaces, are unavoidable near to trees, design and construction specification should take account of future growth.

If it is necessary to build a wall or similar structure over a root greater than 50 mm diameter, provision should be made for future diameter growth by surrounding the root with un-compacted sharp sand, void-formers, or other flexible fill materials, and by laying an adequately reinforced lintel or raft over the surface.

5.10 Foundations within the RPA

The insertion of structures within root protection areas may be justified if this allows the retention of a good quality tree (category A or B). However, it is essential that careful consideration is given to foundation design. In such cases, the use of traditional strip footings, in particular those constructed tangentially across the root zone, can result in severe damage to tree roots and should be avoided.

Root damage can be minimised by using a combination of the following:

- Piles or radial strip footings both of which should be located to avoid major tree roots;
- Beams, slabs, suspended floors, where all should be laid at or above ground level, and cantilevered as necessary to avoid tree roots.

In order to arrive at a suitable solution, site specific and specialist advice regarding foundation design should be sought from an arboriculturist and an engineer.

Where piling is to be installed near to trees, the smallest practical pile diameter should be used as this reduces the possibility of striking major tree roots, and reduces the size of the rig required to sink the piles. The latter is particularly important where piling within the branch spread is proposed, as mini-rigs reduce the need for access facilitation pruning. Sheathed piles protect the soil and adjacent roots from the potential toxic effects of concrete.

5.11 Service Runs

The excavation of open trenches by machine will be unacceptable within the protective zone of any of the retained trees.

Ideally all services should be placed outside of the trees root protection area, but in some situations this is not feasible due to the confines of the site. If services must be laid within the root protection area acceptable techniques are detailed below in order of preference.

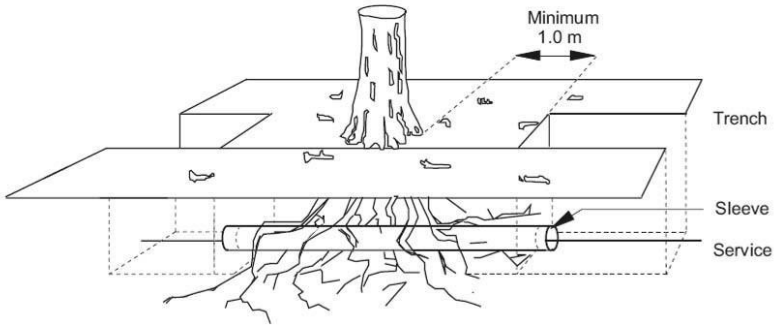
- Trenchless- by use of thrust boring or similar techniques. The pit excavations for starting and receiving the machinery should be located outside of the root protection area. To avoid root damage, the mole should run at a depth of at least 600mm. Use of external lubricants on the mole other than water (e.g. oil or bentinite) should be avoided.
- Broken trench- by using hand dug trench sections together with trenchless techniques. It should be limited to practical access and installation around or below the roots. The trench must be dug by hand (see following comments re continuous trenching) and only be long enough to allow access for linking to the next section. The open sections should be kept as short as possible.
- Continuous trench- the trench is excavated by hand and retains as many roots as possible. The surface layer is removed carefully and hand digging of the trench takes place. No roots over 2.5cm diameter or clumps of smaller roots (including fibrous) should be severed. The bark surrounding the roots must be maintained. Cutting of roots over 2.5cm diameter should not be attempted without the advice of a qualified Arboriculturalist.

If roots have to be cut, a sharp tool (defined as spade, narrow spade, fork, breaker bar, secateurs, handsaw, post hole, shoveller, hand trowel) should be used.

Trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree. For this reason particular care should be taken in the routing and methods of installation of all underground services. Wherever possible, they should be kept together and trenchless techniques used. At all times where services are to pass within the RPA, detailed plans showing the proposed routing should be drawn up in conjunction with an arboriculturist. Such plans should also show the levels and access space needed for installing the services and be accompanied by arboricultural method statements (AMS).

As an alternative to trenchless techniques, a possible solution is to hand excavate a narrow trench passing directly towards a tree along a radius to not closer than 1 m from the trunk, tunnel straight beneath the tree, preferably not less than 750 mm deep, and exit on the opposite side along another radius (see Figure 2). Provided the trench is kept as narrow as possible, the amount of root severance will be minimal, and will be far less than if a trench passes close beside the tree. It may be necessary to make provision to facilitate future servicing and repair without further damage to the tree roots.

Consideration should be given to the routing of above ground services in order to avoid the need for detrimental and repetitive pruning. In this regard the current and future crown size of the tree should be assessed. Tree branches can be pruned back with care to provide space.



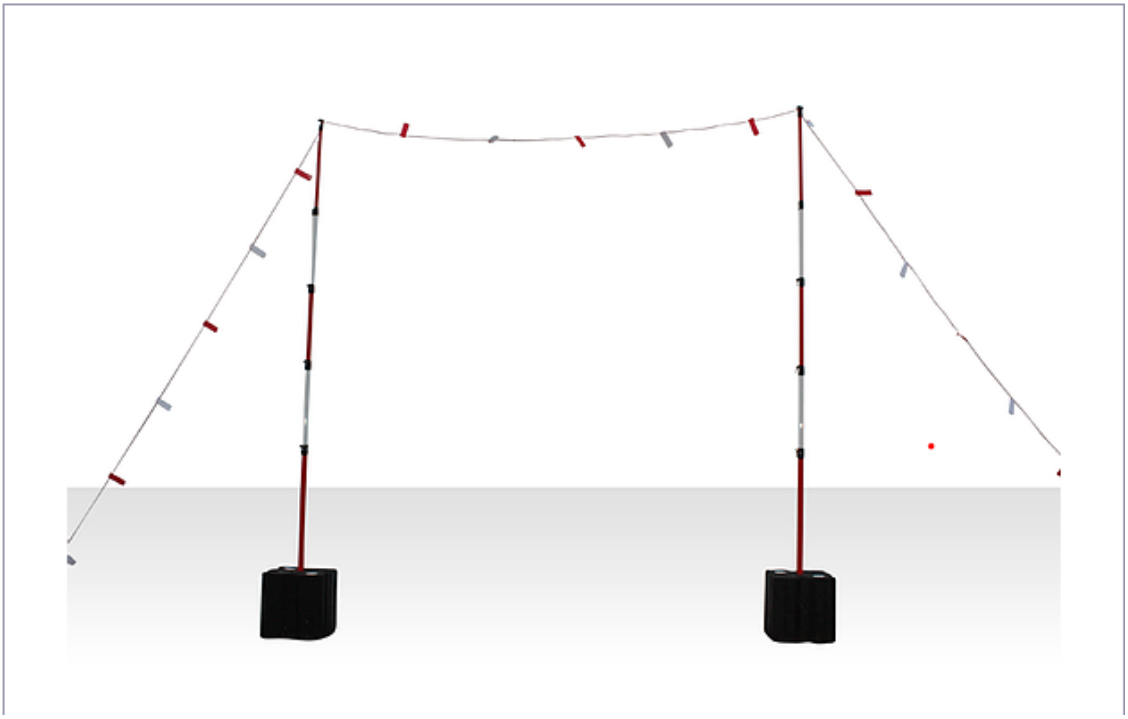
Trenching along radii to minimize damage

5.12 Low-invasive vehicular access in proximity to trees

Where the construction of hard surface access cannot be avoided within the root protection area, a no-dig design should be used to avoid root loss due to excavation. In addition the structure of the hard surface should be designed to avoid localized compaction, by evenly distributing the carried weight over the track width and wheelbase of any vehicles that will use the access. Such designs might include the use of a three-dimensional cellular confinement system as an integral component of the sub-base, to act as a load suspension layer. Driveways and roadways constructed according to this principle can be designed to be suitable for most types of traffic. Where this type of access is proposed, site-specific and specialist advice should be sought from an engineer and an arboriculturalist in order to ensure that it is fit for purpose.

In this occasion vehicles are only to use existing drive/hardstand which is underneath the canopy of the trees and a height limit of 5 metres will be in place for entering the site.

Please see attached photo below of an example height restrictor for site access:



6.0 PROTECTED SPECIES AND TREES

6.1 Wildlife and Habitat Considerations

Paragraph 47 of Planning Policy Guidance Note 9: Nature Conservation [18] states that "the presence of a protected species is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat".

Where bats are found to be present consultation needs to be carried out with the Statutory Nature Conservation Organization i.e. Natural England.

6.2 Bats in Trees

Trees provide habitat for bats in the form of roost sites, maternity roost sites and hibernacula. As a habitat, trees provide foraging for bats, being a medium for invertebrates, and provide three dimensional feeding corridors to and from roosting sites.

None of the trees surveyed were assessed as having a moderate or high risk of roosting bats. However as the trees age, in particular the mature beech, oak and Scots pine on site, their value as roost sites will become more significant.

The following should be considered when carrying out any works to the trees.

All bat species are specially protected under the Conservation of Habitats and Species Regulations (2010) and under Schedule 5 of the Wildlife and Countryside Act of (1981)(as amended).

As a result it is illegal to:

- Deliberately kill, injure or capture bats.
- Deliberately or recklessly disturb bats.
- Deliberately or recklessly obstruct access to a bat roost.
- Damage or destroy a bat roost.

Fines of up to £5000 per bat affected and confiscation of vehicles used can be imposed for deliberate or reckless disturbance of bats or damage to a roost site. If works risk recklessly harming bats then the police can order all construction/renovation work to cease until the issue is properly addressed.

If bats are found at any time during the work Penn Associates should be contacted on 01434 602120 immediately.

6.3 Nesting/Breeding Birds

Habitats on site are likely to provide a suitable nesting and foraging resource for birds.

- The early mature to mature trees on site are almost all suitable as nest sites.
- Ornamental planting in conjunction with the trees may provide foraging opportunities in the form of berries and invertebrates.

Under the provisions of the Wildlife and Countryside Act of (1981) (as amended) It is illegal to knowingly disturb any nesting bird during the breeding season.

6.4 Nesting/Breeding Mammals

Trees provide vital nesting sites for native arboreal mammals, with a contiguous canopy providing an aerial highway to and from foraging sites, providing cover from predators. These factors need to be considered in any landscape design.

Red squirrel are protected under the provisions of the Wildlife and Countryside Act of (1981) (as amended).

Conclusion

Following a site visit to Saville Lodge,Dipe Lane East Boldon NE36 0PQ I believe building work proposed will not affect the health of the mature established sycamore trees (Acer pseudoplatanus) which are in neighbours garden(Tanto lea, Dipe lane) behind a boundary wall . The crown span of the trees does not exceed into were excavation works are to be carried out (grass area) please see attached photos and site map.

During excavating works, root barrier protection will be installed as per; **‘’BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction’’.**

The second tree which is also a sycamore (Acer pseudoplatanus) which is positioned in a neighbour’s property (Shotley Grove Apartments, Dipe lane) closest to the main house. I

believe work proposed which is to demolish existing garage will not affect the health of the tree in any way as demolishing works is all above ground level with no excavation works taking place.

Overall due to the nature of the build no heavy plant or machinery will be used at most a mini digger with height restrictions and dimensions significantly below that of the lowest hanging branches of the sycamore trees. Overhead cables surrounding the property would prevent any material being craned into the property which would in turn prevent damage to any of the trees. Building materials are to be stored on existing hard stand to protect tree roots

APPENDICES

Appendix A – See Architects drawings.

Appendix B – Site Photo's.