

Consultee Comment for planning application 23/02713/DISC

Application Number	<input type="text" value="23/02713/DISC"/>
Location	<input type="text" value="OS Parcel 6372 South East Of Milestone Farm Broughton Road Banbury"/>
Proposal	<input type="text" value="Discharge of Conditions 5 (ground levels and finished floor levels), 6 (contamination), 10 (surface water drainage scheme), 11 (means of access (Phase I v Phase II), 12 (Construction Traffic Management Plan), 13 (Travel Information Pack), 15 (northern footpath link), 16 (Construction Environmental Management Plan), 17 (Sustainability/Energy Statement) and 21 (External Lighting Strategy) of 21/03644/OUT"/>
Case Officer	<input type="text" value="Chris Wentworth"/>
Organisation	<input type="text" value="Arboriculture (OCC)"/>
Name	<input type="text"/>
Address	<input type="text"/>
Type of Comment	<input type="text" value="Object"/>
Type	<input type="text"/>
Comments	<p>Application Reference: 23/02713/DISC</p> <p>Location: OS Parcel 6372 South East Of Milestone Farm, Broughton Road, Banbury</p> <p>Comments:</p> <p>These comments are made from reviewing the following plans and reports:</p> <p>Balmoral Avenue, Banbury (Phase 2) Condition 10 Response Ref: 27526-FLD-0101 September 2023 Construction Traffic & Environmental Management Plan September 2023 S38 Street Lighting Layout 27526_02_100_01 02.08.23 Prow General Arrangement 27526_02_020_08 28.09.23 Arboricultural Report and Tree Condition Survey Ref 1021-9078 Rev 2 October 2021</p> <p>Condition 10 (surface water drainage) from an arboricultural perspective:</p> <p>It is recommended that the trees to the South of the balancing pond are surveyed by an arboriculturist and all works associated with the balancing pond, including the outfall, be designed to avoid the root protection areas (RPA) of the adjacent trees. Currently some of the drainage in this area appears to conflict with the location of trees. The Arboricultural Report and Tree Condition Survey submitted with application 21/03644/OUT doesn't appear to have surveyed the trees located within the hedgerow to the South of the balancing pond.</p> <p>The surface water drainage that extends from the site into the balancing pond appears to encroach into the RPA of an Oak tree shown as T79 within the Arboricultural Report submitted with application 21/03644/OUT. This tree has been categorised as having high arboricultural quality in accordance with BS 5837. The drainage should be relocated further East to avoid the tree's RPA.</p> <p>Tree Protection measures in the form of an Arboricultural Method Statement and Tree Protection Plan, in accordance with BS 5837:2012 will be required to ensure the satisfactory protection of retained trees during construction works.</p> <p>Condition 12 (Construction traffic management plan) and Condition 16 (Construction environmental management plan) from an arboricultural perspective:</p> <p>In relation to Section 1.12 (Enabling Works Prior to Commencement) of the submitted Construction Traffic & Environmental Management Plan, the tree, hedge, root protection plan (point 6) should be implemented prior to the commencement of all other works and before any machinery or materials enter the site. This is essential to ensure that all retained trees are satisfactory protected, in accordance with BS 5837:2012. An Arboricultural Method Statement and Tree Protection Plan setting out all tree protection measures will be required to be agreed before works commence.</p>

The location of the tree protection fencing shown on the Proposed Layout and Logistics of Build Figure 2: Extract Site Compound and site Traffic Management Plan found on page 6 and the Construction Traffic & Environmental Management Plan on page 15, is not acceptable from an arboricultural perspective and is contrary to BS 5837:2012. It does not protect the RPAs of trees to be retained and would lead to adverse impacts to trees to be retained. As set out above, an Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837:2012, to be completed by an arboriculturist, is required.

Condition 15 (northern footpath link) from an arboricultural perspective:

The submitted Prow General Arrangement plan shows a bound gravel footway construction proposed adjacent to the North boundary. The plan also shows cross sections and levels plans that appear to show excavation of the existing levels to construct the proposed path. As shown within the Arboricultural Report submitted with application 21/03644/OUT, a large number of trees are located within this area. Where the works are proposed are within the RPAs of a large number of trees and excavation to construct the path will have significant adverse impacts to these trees and is not acceptable from an arboricultural perspective.

From the information submitted it has not been possible to determine if the existing Public Right of Way is surfaced. Could the path remain as existing, retaining the existing levels? If a surfaced path is required, then an Arboricultural Impact Assessment in accordance with BS 5837:2012 will be required to be completed by an arboriculturist to accurately assess the proposed works and provide details of suitable mitigation. The design will also be required to comply with section 7.4 of BS 5837:2012 and also Arboricultural Association's Guidance Note 12, implementing a No Dig Cellular Confinement System methodology. An Arboricultural Method Statement and Tree Protection Plan will also need to be agreed, setting out adequate tree protection measures and sufficient installation methodology to ensure the protection of the adjacent retained trees.

Condition 21 (External Lighting Strategy) from an arboricultural perspective:

The site layout shown on the S38 Street Lighting Layout plan appears different to the layout shown on the Tree Removals Plan within the Arboricultural Report submitted with application 21/03644/OUT. On the Lighting Layout plan there appears to be a swale which is located within the RPA of a moderate quality Sycamore shown as T62 within the Arboricultural Report. This swale will need to be relocated to avoid the RPA of this and other trees.

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Attachments