ARBORICULTURAL REPORT

Summary Report for Salford City Council by Elizabeth Anderson

Reference: 22/79826/FUL

Location: 106 Rocky Lane Eccles Salford M30 9LY

Officer: Nancy Thynne

Date: 17th October 2022

CONSULTANTS REPORT

STATUTORY CONTROLS

One trees at the site is protected by a Tree Preservation Order (TPO) Ref 100 T1 – Hawthorn. Though no tree of this species was picked up within the survey. The site is not located within a Conservation Area.

DESCRIPTION OF PROPOSAL

Creation of new vehicular access and parking area to front of existing semi-detached house and erection of new detached dwelling including altered vehicular access and creation of new pedestrian access to front.

DISCUSSION

A BS5837:2012 Tree report with an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) has been submitted to support a planning application for the above site. The survey included three trees and one group with the group being outside of the red line boundary. For the development and due to the conditions of the trees it has been recommended that two trees are to be removed of which one is a category C and one category U. Due to the condition and the limited life expectancy of these tree it is acceptable to remove these trees to facilitate the development. The removal of the 2 trees should be suitably replaced within a planting scheme. The retained trees as shown in the tree protective plan have been adequately protected with tree protective fencing and ground protection. I however do not think that the root protection area of G1 has taken into consideration the stream which has likely reduced the root spreads to the North West which would give a greater likelihood of roots within the foundation of the proposed new building. Supervised excavation would allow the proposal to be constructed as shown currently while providing knowledge that if roots are found that they will be appropriately managed.

CONCLUSION

I have no objection to the proposed development as long as the additional information regarding the supervised excavation is added into the arboricultural impact assessment and method statement. A suitable replacement planting scheme is produced and the information within the AIA and AMS is adhered to throughout the development.

PLANNING CONDITONS

1. No development shall be started until the updated arboricultural impact assessment and method statement that include the supervised excavation has been approved.

2. No development shall be started until all the retained trees within or overhanging the site as shown on the Tree Protection Plan (TPP), TS_TPP_30_6_22, have been protected. Such

protection shall be installed in accordance with the specification described in the AMS document, in the positions as shown at TPP drawing TS_TPP_30_6_22and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

3.The development hereby approved shall be carried out in accordance with the submitted Arboricultural Method Statement

4.The felled trees shall be replaced in accordance with a tree replacement scheme which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted prior to the commencement of development and shall include details of: tree species; tree sizes (including the minimum height and circumference of stem at 1m from the ground level); plan indicating the location of the replacement trees; a timetable for tree planting and details of aftercare.