

## **Discharge Condition 7**

### **of Planning Consent: PA20/00759 for replacement dwelling**

**Location** : Kiltan Cottage, Road from Wheal Sperris Villa, to North of Hugus Farm, Hugus, Truro TR3 6EQ

Please refer to the Tree Survey carried out on 2<sup>nd</sup> March 2020 by M. Noon, BSc (hons) Landscape Design, Lantra Professional Tree Surveyor in accordance with BS5837: 2012 Guidance, which accompanied the original planning application.

**Surveyor** : M. Noon, BSc (hons) Landscape Design, Lantra Professional Tree Surveyor. Discharge of conditions dated 23<sup>rd</sup> May 2021

#### **INTRODUCTION**

The original tree survey was undertaken in order to support planning application PA20/00759/ PP-08457449 for a proposed replacement dwelling at Kiltan Cottage, Hugus, Truro, Cornwall TR3 6EQ. The survey was undertaken in accordance with BS5837: 2012 : 2005; Trees in Relation to Construction, on 2<sup>nd</sup> March 2020.

Planning Permission was approved on 24<sup>th</sup> June 2020

As the site is within the World Heritage Site and in accordance with the aims and intentions of Policies 2, 12, 23 and 24 of the Cornwall Local Plan Strategic Policies 2010 – 2030 together with paragraphs 127, 170 and 192 of the National Planning Policy Framework 2019, the appropriate tree protection methods will be adhered to as identified in the Tree Protection Scheme outlined below.

Prior to the commencement of any works associated with the development on site at Kiltan Cottage the Tree Protection Scheme will be put in place as outlined below. The scheme will identify a Root Protection Area (RPA) that will be enclosed by tree protection fencing which will be erected in accordance with the specification given in British Standard BS5837.

The scheme will also include a method statement to cover the final foundation type with details of ground protection measures where any construction works would extend into the defined Root Protection Areas.

#### **TREE PROTECTION SCHEME OVERVIEW**

There is an existing residential dwelling on site which is situated next to a small garden area. The area outside of this is a wooded site which will be left undisturbed. This area will be fenced to ensure access is prevented and subsequently reduce the contamination pathway risk and make it a construction exclusion zone.

Following the site visit by the Tree Officer a revised block plan was submitted on the 7<sup>th</sup> May which led to movement of the dwelling away from the main treed area. The new layout will require incursions into the Root Protection Area of 2 Trees T13 Birch and T20 Beech. Due to the costly nature of putting specialist piled engineering foundations in place, the removal of Trees T13 Birch and T20 Beech will be undertaken prior to the concrete slab foundations being laid in this specific area.

The owners of the property have agreed that in order to mitigate the removal of the T13 Birch and T20 Birch trees, that they are willing to plant new trees prior to the commencement of any construction works on site. The trees which will be used to replace T13 and T20 will be 10 x Quercus Petrea and 10 x Betula Pendula to be planted on land owned by the applicant to the West of the site.

Please note this option has already been discussed on site with James Gregory the Tree Officer during his visit. He confirmed that this would be an acceptable mitigation strategy due to the fact that there are a number of trees on site already that have been planted by the owners and that the proposed dwelling has been relocated away from all other trees on site.

As stated in the Council's Forestry Officer "The re-siting of the dwelling to the position of the existing chalet has meant that a larger proportion of the existing trees have been retained and following an assessment of the scheme on site by the Council's Forestry Officer, the proposal is considered acceptable in arboricultural terms subject to any consent including a specific planning condition to cover foundation methodology and tree protection issues.

#### **ARBORICULTURE METHOD STATEMENT**

There is an existing residential dwelling on site which is situated next to a small garden area. The area outside of this is the wooded site area which will be left undisturbed. This area will be fenced to ensure access is prevented and subsequently reduce the contamination pathway risk. The fencing will be fit for purpose and be in accordance BS5837:2005

As per the initial tree survey and subsequent move of the proposed new dwelling the RPA of only two trees are affected by building works. These are T13 and T20. All of the other trees on site are not affected by the development.

#### **Initial Works**

Before commencing any work on site a number of additional trees will be planted. The trees which will be used to replace T13 and T20 will be 10 x Quercus Petrea and 10 x Betula Pendula to be planted on land owned by the applicant to the West of the site.

## **Tree Protection**

As the site is currently a residential dwelling, trees T13 and T20 will remain and protective fencing will be erected prior to any construction works commencing around these affected trees. Please see plan attached which identifies trees T13 and T20.

The remediation proposal is to keep these trees on site until the concrete slab foundations are dug in the area in which the RPA of trees T13 and T20 occur. Prior to the digging of these foundations trees T13 and T20 will be removed from site. It is proposed that due to the planting of the additional trees mentioned above, that this will lead to an enhanced tree coverage on site and minimise the disruption of the appearance of the site due to the construction works undertaken.

## **Tree Protection Measures**

The fences will be erected at a sensible distance from the trees so as to accommodate the needs of the development in accordance with BS3998: 1991.

These fences will play an important role in protecting the above ground parts of the trees. The roots of the trees will need to be protected by temporary ground protection measures. Heavy machinery/vehicles will not enter the RPAs to carry out these works.

The fencing will be fit for purpose and be in accordance BS5837:2005

If it is necessary to work inside the RPA's of trees, ground protection measures will be used. Such ground protection measures must be suitable for the task's and underlying ground conditions. Steel or re-enforced concrete plates both of a size and thickness to accommodate the heavy machinery/vehicles loading them will be used.

Any areas designed for storage of materials or for the location of temporary buildings will be outside of the construction exclusion zone.

Care will be taken when using cranes, diggers or other large machinery to prevent damaging ground parts of trees.

Concrete, fuels, chemicals, contaminated surface water etc. will be prevented from entering the exclusion zone.

No fire will be lit under the crowns of trees or close enough that it might cause damage to the crown.

## **New Building Foundation**

The new property will be constructed using a concrete slab type of foundation in accordance with the applicable Building Regulations for domestic dwellings and be suitable for the soil type on site. Due to the extensive costs of using piled foundations these is not considered to be a viable option and trees T13 and T20 will be removed before the foundations are constructed within the area of their RPA

# APPENDIX A. TREE SURVEY PLAN



## APPENDIX B. – Tree Survey Data – Collected at Kilten Cottage, Truro. TR3 6EQ

ID	Species	Height	DBH	Lowest branch height	Canopy				Age class	Condition / comments	Category	RPA m2	Recommendations
					N	S	E	W					
1	copper beech, <i>Fagus Sylvatica Atropurpurea</i>	13	25	2	3	4	2	3	EM	some pruning wounds forked halfway up trunk	B	36	
2	birch, <i>Betula Pendula</i>	18	30	3	3	4	2	4	EM	ivy, damaged limb hanging and forked at 3 metres	B	39	
3	ash, <i>Fraxinus Excelsior</i>	10	20	3	3	4	1	3	Y	ivy and fork at 3 metres	B	30	
4	sycamore, <i>Acer Pseudoplatanus</i>	11	25	2	4	3	4	4	EM	ivy, die back of lower limbs and fork at 3.5 metres with occluded bark. Pruning scars with rot into trunk. Suckering at base suggesting mechanical damage in the past	C	49	Fell. In footprint of proposed dwelling. Poor example of species and there are many good specimens in the locale Trunk base exhibiting stress suckering
5	pine, <i>Pinus Sylvestris</i>	24	35	4	3	4	5	4	M	mechanical root damage otherwise healthy	B	60	
6	beech, <i>Fagus Sylvatica</i>	8	10	2.5	2	2	2	2	Y	Healthy	B	14	fell and replant substitute native species
7	eucalyptus, <i>Eucalyptus spp</i>	22	40	1.5	5	6	7	4	M	die back throughout canopy, mechanically damaged limbs, heavy pruning, fork at 1.5 metres with occluded bark, ivy, cavity at base, exposed heartwood at base, suspect fungal infection	R	NA	Fell due to basal rot, crown die back and structurally unsafe
8	birch, <i>Betula Pendula</i>	14	14	3	5	1	0	3	Y	poor shaded to the se	C	20	Fell poor specimen replant substitute native species in
9	copper beech, <i>Fagus Sylvatica Atropurpurea</i>	10	12	2	3	4	1	2	Y	forked at 2 metres, canker in canopy, ivy	R	NA	Fell advanced fungal disease
10	copper beech, <i>Fagus Sylvatica Atropurpurea</i>	14	15	0.5	3	4	3	1	Y	fork at 0.4 metres with occluded bark, ivy, shaded	C	28	Fell poor specimen replant substitute native species in
11	birch, <i>Betula Pendula</i>	15	25	2	5	3	4	3	M	forked at 0.8 metres with occluded bark, mature ivy, overhanging power lines, infected with suspected <i>Taphrina betulina</i>	R	NA	Felled due to structurally weak with occluded bark low down in the main two stems, Also fungal infection

12	oak, <i>Quercus Petrea</i>	14	30	4	3	5	3	5	EM	22 degree lean to the west. Healthy and will benefit from removal of eucalyptus	C	64
13	birch, <i>Betula Pendula</i>	12	40	1	4	6	5	3	M	3-way fork at 1 metre, occluded bark, ivy,	B	81
14	hazel, <i>Corylus Avellana</i>	5	12	0.5	2	2	3	3	EM	multi stemmed, ivy	C	23
15	birch, <i>Betula Pendula</i>	8	13	0.5	3	3	3	1	EM	ivy, multi-stemmed has been coppiced	C	20
16	sycamore, <i>Acer Pseudoplatanus</i>	7	Na	0.5	2	2	2	2	Y	defensive growth abnormalities in trunk, major pruning damage, has been coppiced	C	16
17	leylandii, <i>Cupressocyparis X Leylandii</i>	9	20	1.5	2	2	2	2	M	Heavy ivy, 20 degree lean to the east	C	9
18	sycamore, <i>Acer Pseudoplatanus</i>	10	10	nq	1	1	1	1	Y	multi stemmed (8 stems), ivy, has grown through phone lines	C	4
19	hazel, <i>Corylus Avellana</i>	5	15						EM		C	0
20	beech, <i>Fagus Sylvatica</i>	12	25	5	3	3	3	3	Y	Healthy	B	25

## APPENDIX C. TREE CLASSIFICATION

Tree classification as per BS5837:2005 (used as the basis for categorisation of trees in this report).

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
<p><b>Category R</b> Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management</p>	<ul style="list-style-type: none"> <li>* Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unusable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>* Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>* Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p>NOTE: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).</p>			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	
<p><b>Category A</b> Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)</p>	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 which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
<p><b>Category B</b> Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)</p>	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
<p><b>Category C</b> Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm</p>	Trees not qualifying 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 screening benefit	Trees with very limited conservation or other cultural benefits	GREY
NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.				