

23/05884/COND - 5 Grove Lane, Headingley

Landscape Comments

Comments are made with reference to photos and plans submitted 27/09/23 in relation to Condition 6 and 7.

CONDITION 6

The TREE PROTECTION PLAN - TPP01 Rev B has been updated since the previous submission (dated 27/07/23) in relation to Condition 6.

The revised plan no longer illustrates the 'default' protection fence system with ground driven posts to prevent movement/displacement during construction operations. The alternative block tray system (which can be moved) is now illustrated based on the potential to encounter underground services. This easily moved system is not acceptable and service locations should be established and marked using standard methods with a utility locator. NOTE: This information is a requirement to discharge section (f) of Condition 7.

Given the large plant and construction vehicles accessing the site, ground protection should be illustrated within the root protection areas that occupy the driveway entrance, to prevent localized compaction, intercept spillages etc. Please add.

Previous comments stated the TREE PROTECTION PLAN should illustrate tree numbers and the AMS should include an 'on-site monitoring schedule' for the development phase that includes the requirement for site visits at key stages and on-site supervision for specific arboricultural operations (fence/ground protection installation, excavation within RPA's etc.). All in accordance with section 6.1.2 of B.S 5837:2012.

Previous comments also advised that the photographic evidence provided should label trees and indicate the direction and location of the image taken, with canopies visible. The current photos do not offer this information. They do, however, indicate sections of fence that are not connected (overlapping) and the storage of materials within protected areas (see image below), which is forbidden in accordance with section c) of Condition 6: *'No equipment, machinery or materials shall be used, stored or burnt within any protected area'*.



The discharge of Condition 6) cannot be recommended at this time.

CONDITION 7

Relates to Hard and Soft Landscaping details.

HARD DETAILS relating to proposed steps do not illustrate widths or accessibility in accordance with Part M. Given access to the rear cycle store is via steps, there must be enough space to carry a cycle. The width appears to be 900mm? Please demonstrate/confirm part M compliant access.

Please illustrate proposed preservative staining treatment to timber screens and services alignments above and below ground.

SOFT DETAILS should accord with the LEEDS PLANTING CHECKLIST:

<https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/landscape-planning-and-development/planting-checklist>. Please display below ground utilities on landscape plans, provide all shrub planting densities, specify peat free compost, etc.

Plans should illustrate any level changes as previously requested. Please confirm by illustrating existing and proposed levels in the vicinity of tree roots.

The discharge of CONDITION 7 cannot be recommended at this time. Please submit the additional information outlined above.

(HT)