



Invicta Arboriculture

Tree and Woodland Consultancy

14th February 2024

Mr Kevin Eddy
Kube Architecture LLP
Office 5
Town Hall Building
31 St Mildreds Road
Westgate-on-Sea
Kent
CT8 8RE

Our Ref: IA22/741

Dear Kevin,

I am instructed to prepare a short letter report in order to discharge planning condition number 5 of Thanet District Council planning consent FH/TH/23/0007 for the 'Erection of a detached double garage to the rear, erection of a 2m high wall and gates to front boundary, relocation of vehicular access.' At 47 Lanthorne Road, Broadstairs, Kent, CT10 3NA.

Planning condition 5 of Thanet District Council planning consent FH/TH/23/0007 states:

Prior to the commencement of development hereby permitted, a scheme for the arboricultural supervision of the installation of tree protection measures around, and ground works within, the root protection area of the retained tree(s), as shown on the Tree Protection Plan, shall be submitted to, and approved in writing by, the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance from the appointed arboriculturalist.

GROUND:

To Protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy QD02.

I have based this report on my site observations, and I have come to conclusions in the light of my experience as an arboriculturist.



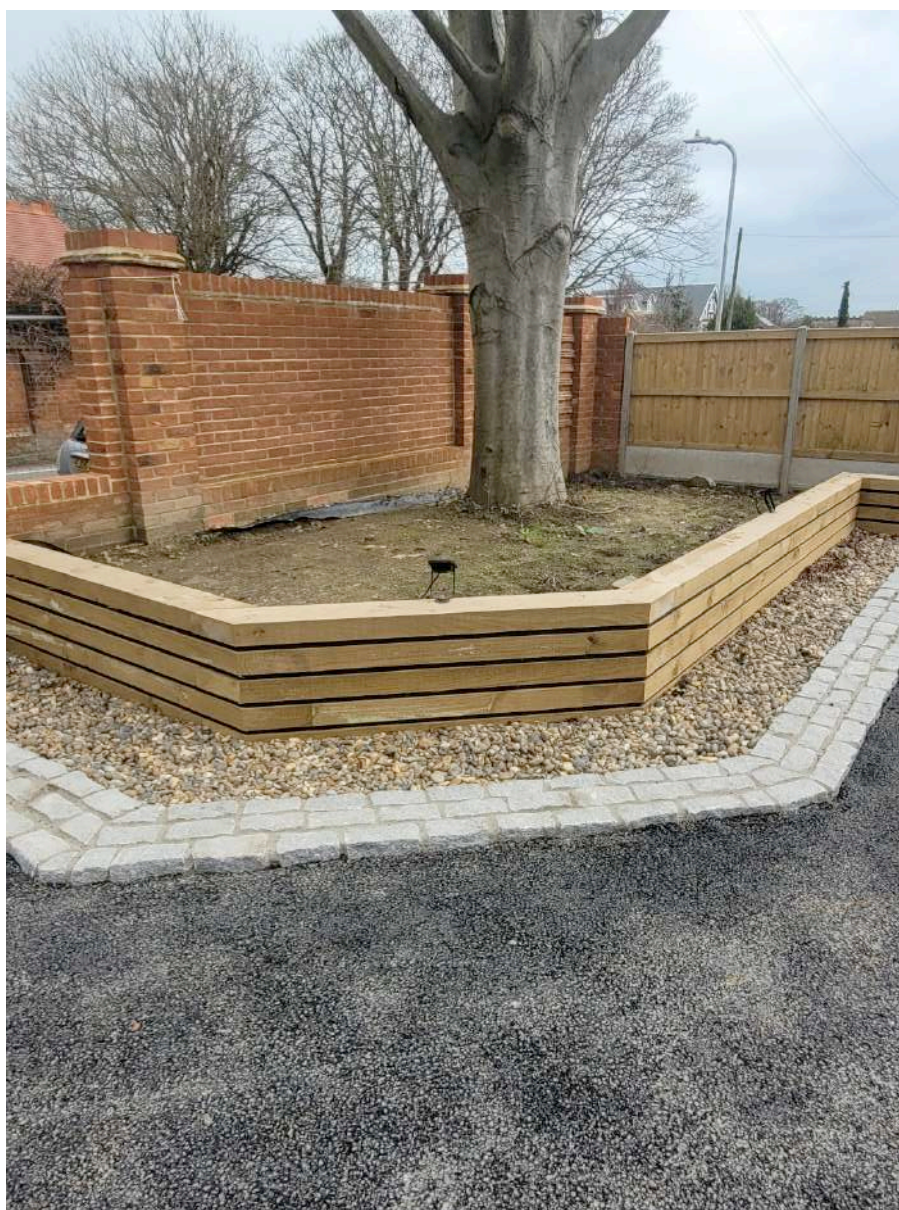
Mr David Sephton Tech Cert (Arbor. A)
Tel: 01303 266958 | Mobile: 07810 783853 | Email: invictaarb@icloud.com



I am a Technician Member of the Arboricultural Association.
I hold a current LANTRA Professional Tree Inspection qualification.

Having prepared the pre-development tree report (Ref:IA22/741 – dated 16th February 2023) I can confirm that the tree protection measures detailed within the report were put in place and adhered to.

Protective fencing was erected around T1 and T2 in accordance with the tree protection plan to prevent the storing of plant, materials and machinery. The fencing did not extend to the full extent of their RPA's as this would have prevented the installation of the new driveway as shown below. Please note that ground levels around the tree have remained unaltered throughout the development and have neither been raised nor lowered. The wooden sleeper wall has been installed to add a further layer of protection to the retained tree following completion of the development.



The new boundary wall that extends across the front of the site has been constructed in strict accordance with the submitted details with the existing foundations utilised where possible. Several roots in excess of 25mm diameter were discovered as a result of the hand excavations and were bridged by way of pre-formed concrete lintels as demonstrated in the photographs below:



I am satisfied that all protection measures were adhered to and that the information contained within this letter is adequate to discharge the relevant condition.

I trust my appraisal of the situation is acceptable to you, however please feel free to contact me should you have any queries.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Sephton'. The signature is written in a cursive style.

David Sephton. Tech Cert (Arbor. A.)