



Delegated Report

Application No: 20240372

Location: Land At St Columba's Close, Gravesend

Description: Application for approval of condition 8 attached to planning permission reference number 20221179 relating to an arboricultural method statement.

Applicant: Mr Sam Duckett

Submitted Documents/Plans

Application form
Arboricultural Method Statement by MDJ Arboricultural Consultancy Limited

Relevant Planning History

20221179 Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.

Approved 6 April 2023

Consultations, Publicity and Representations

GBC Parks and Open Spaces Manager

Concerns raised with regards to works undertaken on site that have not followed the advice in the submitted report rather than concerns with the content of the report.

Analysis

Condition 8 of 20221179 states:

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

a) Location and installation of services/ utilities/ drainage.

- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing
- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and pursuant to section 197 of the Town and Country Planning Act 1990.

The submitted Arboricultural Method Statement contains the majority of the information required by this condition and this information is acceptable. It is noted that the details of boundary treatment and site access, temporary parking and site welfare facilities have not been provided however it is clear from the plans that these are not located within the root protection areas of the retained trees. On balance, the information submitted is considered sufficient and the condition can be discharged.

Recommendation:

Discharge condition 8 of 20221179

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: R Hart

Dated: 6 August 2024	Dated: 7th August 2024
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