

SCALE : 1:100@A1 1:200@A3

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1800MM HIGH CLOSE BOARDED CONCRETE POST AND TIMBER FENCE

**Protected Status Of Trees**  
Trees may be legally protected, this may either be in the form of a Tree Preservation Order (TPO) or that the trees are located within a Conservation area. In addition some tree felling may require a felling licence from the Forestry Commission. Potentially large penalties may be enforced for illegally carrying out works on protected trees. It is recommended that checks are made before any works are undertaken and no work should commence until permission has been granted. Please note that there are a number of exemptions from the requirement to obtain a felling licence including land on which full planning permission has been granted by the local authority, however the exemption does not cover land where only outline planning permission has been granted, or on land which has been allocated for residential development within local authority urban and local development plans.

**Arboriculture**  
The first arboricultural works on site will be the removal of all the conflicting trees which are identified on the Tree Protection Plan (TPP) by the broken black ring surrounding the tree centre and referred to in appendix 1 of this report. It may be appropriate to remove trees 1 and 12 at this time although this is not essential to facilitate the development and is for arboricultural management purposes.

**Stumps**  
The stumps may either be ground out using a stump grinding machine or removed as part of the ground excavation works.

**Second operation**  
The second operation will be the pruning works to the retained trees which are identified in appendix 1 and must conform to BS 3998 (2010) Recommendations for Tree Work. Depending on the timing of operations and the contractors schedule, the tree removal may be undertaken as part of the demolition process and the pruning works not required for development (as indicated in appendix 1) held in abeyance until later in the project.

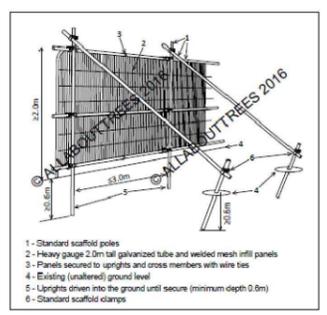
**Wildlife Habitats**  
Consideration must be given to wildlife when conducting tree works, particularly birds and bats. Bats:  
All UK bats and their roosts are protected by law. The legislation protecting bats are:  
• The Wildlife & Countryside Act 1981 (WCA)  
• Conservation of Habitats and Species Regulations 2017  
For all countries of the UK, the legal protection for bats and their roosts may be summarised as follows:  
It is a criminal offence to carry out the following:  
1. Deliberately capture, injure or kill a bat  
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats  
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)  
4. Possess or advertise/offer/transfer a bat (dead or alive) or any part of a bat  
5. Intentionally or recklessly obstruct access to a bat roost  
In a court, 'deliberately' will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence of their action will most likely have.)  
Penalties on conviction – the maximum fine is £5000 per incident or per bat (some roosts contain several hundred bats), or six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.  
No visual signs were found to indicate the presence of bats in the surveyed trees.  
When carrying out tree works it is essential that the contractor or other competent person carries out a specific bats in trees risk assessment which can be obtained from the 'Arboriculture Association' or the 'Bat Conservation Trust' (BCT). If evidence of bats is found work must stop immediately and Natural England Batwise Guidance (2015: 1300-228). A further inspection may be required by a licensed bat handler or roost visitor.  
Bats:  
In the UK, all wild bats, their nests and their eggs are protected by law.  
• The Wildlife and Countryside Act 1981  
• The Countryside (for CCRW) Act 2000  
No nesting birds were present at the time of inspection though signs of past nesting activity were evident and as such caution must be exercised.  
As with bats the contractor has an obligation to carry out visual checks prior to works. Where possible tree works should be carried out in the period from August to the end of February in order to avoid the bird nesting season.

**Acceptable techniques for the laying of services in order of preference are:**  
— Trenchless by use of thrust boring or similar techniques. The pit excavators for starting and receiving the machinery should be located outside of the root protection area. To avoid root damage, the mole should run at a depth of at least 600mm.  
Use of external hand cranes for the mole other than water (eg oil or petrol) should be avoided.

Method	Trenchless Solutions (M/M)	Excavation Solutions (M/M)	Applications	Restrictions for Use	
Micropiling	<50	100 to 300	40	Quality full pipe, deep anchors, waterproofing, making other provisions	Low cost projects due to relative expense
Surface mounted trenching	>100	25 to 1000	100	Pressure pipes, cables, conduits, fibre optic	Quality full pipe, e.g. drains and sewers (B)
Open trenching	>100	100 to 2000	70	Any size pipe and ducts	Quality and other heavily reinforced pipes
Impact boring (IB)	>100 (IB)	30 to 100	40	Cable, water and cable connections, e.g. fibre optic to property	Any application that requires the minimum clearance in excess of 300mm

**Ground Protection Areas & Erection Of Scaffolding Within The Tree Root Protection Areas**  
In some cases it will be necessary to provide pedestrian access within the root protection area of the trees, or to create space for scaffolding and working areas. To prevent damage occurring to the trees, the following technique should be observed. The areas requiring this protection are marked in hatched orange on the tree protection plan.  
The following diagrams visualise the layout requirements. By sufficiently protecting the route of the tree, the pedestrian access or scaffolding and associated working area can be placed within the root protection area. There is no limitation as to the size of the ground protection area, but we would advise that it is at least 0.5m from the trunk of any tree.  
A summary of the requirements for the erection of the scaffolding and working areas is detailed below.  
Protective barriers should be erected onto a framework of scaffolding (as per the fencing diagram in section 5.1) to comply with the recommendations of BS 5837.  
The barrier is erected prior to the commencement of work at a suitable distance from the building to allow for the erection of the main scaffolding.  
A porous geotextile fabric should be laid onto the undisturbed ground surface and a layer of sand or compressible material such as woodchip applied to level the area.  
Boards should be laid onto the sand to protect the rootplate. Scaffolding boards are usually adequate for pedestrian loads.  
The boarding must remain until building works are completed.

**Drainage Runs/Underground Services**  
It is assumed that the existing services will be exploited where possible, but if new works are required it is important that they comply with the National Joint Utilities Group (NJUG) Guidelines for the planning, installation, and maintenance of utility services in proximity to trees and BS 5837:2012. The excavation of open trenches by machine will be unacceptable within the protective zone of any of the retained trees.  
Wherever possible, services should be routed outside of any retained trees RPA. When this is not possible apparatus should be routed together in a common duct and any inspection chambers sited outside the RPA.  
Acceptable techniques for the laying of services in order of preference are:  
— Trenchless by use of thrust boring or similar techniques. The pit excavators for starting and receiving the machinery should be located outside of the root protection area. To avoid root damage, the mole should run at a depth of at least 600mm.  
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- ROOT PROTECTION AREA/ZONE
- TREE TO BE REMOVED AND TREE REFERENCE NUMBER
- PROVISION OF PROTECTIVE BARRIER

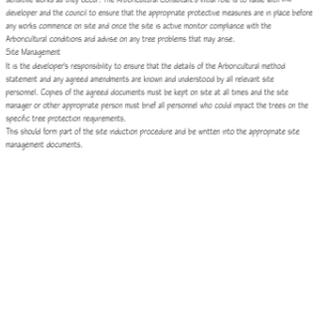
**Ground Protection Suitable For Pedestrian Movement Only**  
Single thickness of scaffold boards  
100mm depth of woodchip to be separated (compression course)  
Geotextile material  
Undisturbed ground with tree roots

**Ground Protection Suitable For Pedestrian Overpass To A Gross Weight of 2t**  
Proprietary reinforced ground protection boards over an ground (compression course)  
100mm depth of woodchip to be separated (compression course)  
Geotextile material  
Undisturbed ground with tree roots

Temporary ground protection should be tailored to the likely load it will be subjected to. The following diagrams indicate the acceptable techniques for:  
• Pedestrian  
• Plant and vehicle access up to 2 tons gross weight  
• Plant and vehicle access up to exceeding 2 tons gross weight

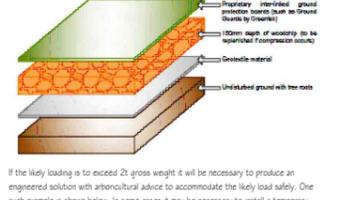
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**Excavation**  
Excavation of open trenches by machine will be unacceptable within the protective zone of any of the retained trees.  
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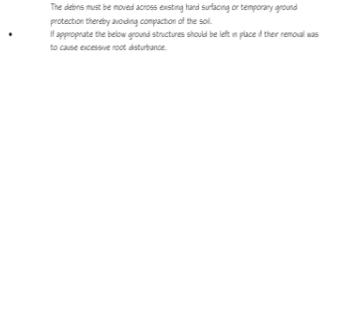
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16-10-25 FLOOR PLAN UPDATED  
25-09-25 ROOT ZONES AND BOUNDARY FENCE ADDED  
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PURPOSE OF ISSUE: PLANNING

SCALE: AS NOTED

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