

Introduction

This Technical Note has been prepared to address concerns raised by the Council in respect of the application to develop the site.

An Arboricultural Method Statement has been prepared to accompany the application, as requested by the Council, and further clarification is contained in this note.

The remaining concerns all relate to the one tree, a Scot's Pine (number 6 in our schedule) on the frontage.

Root protection area

The location of the building is governed by many constraints, the tree being one of them. Consideration was given to moving the building further back in to the site however I am advised that the constraint due to visibility from adjoining properties prevents this.

As such we considered whether sufficient root protection area could be provided to sustain the tree. A minor intrusion, 450mm when measured from the drawing, within the outer fringes of the root protection occurs.

Such a minor intrusion is tolerable by the tree in this instance as there is ample undisturbed rooting environment, beyond the notional root protection area indicated on the drawing. This additional, undisturbed area will aid in sustaining the tree.

Foundations

Given the minor intrusion we considered it feasible to use conventional strip foundations. The minor intrusion by 450mm in a small outer segment of the notional root protection area will not have a material increase in root loss beyond that that would occur at the edge of the notional root protection area as portrayed by the circle.

Service routes

Whilst service routes are not planned to coincide with the root protection area of the pine there are techniques that can be deployed to install them without material harm to the tree.

As discussed in the Arboricultural Impact Assessment at paragraph 6.2, *"Where such services and drainage, that might ordinarily require trenching, cannot be located outside optimum root protection areas specialist techniques such as moling, thrust-boring, broken trench or excavation by AirSpade can be considered in consultation with an arboriculturalist."*

We have amended our method statement to include this requirement.

No-dig surfacing

At 9.1 of the method statement we wrote that the no-dig surface “*shall be implemented in advance of demolition . . . access for site vehicles*”. We should have been clearer in stating this related to the sections of no-dig surfacing within the proposed car park.

The area of no-dig construction required within the root protection area of the pine is to form a footpath so could never be used for vehicle access – it simply isn’t wide enough.

The intention here is to create the no-dig construction for the pathway once the dwelling is complete. In advance of that the ground protection as indicated on the Tree Protection Plan will be laid. This ground protection will give a stable, load-bearing platform for site activity and will be uplifted to make way for the no-dig construction.

We have amended our method statement to make clear the proposed method.

Conclusions

Whilst there is a minor intrusion within the very outer fringes of the notional root protection area of the pine that intrusion is tolerable by the tree.

As such the foundations of the building can be formed in the normal manner.

Services are not intended within the root protection area of the pine but if they are they can be installed without harm to the tree using specialist techniques.

The method statement has been corrected to ensure that the root protection area of the pine can be safeguarded during construction and then the pathway created.