

# M E M O R A N D U M

<b>From:</b>	Brigitte Crafer Landscape Architect		
<b>Service</b>	WBC Landscape and Trees	<b>App No:</b>	210826
<b>Address:</b>	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX.		
<b>Proposal:</b>	Full application for the proposed erection of 1no. detached dwelling with associated garaging, following demolition of existing dwelling and outbuildings.		
<b>Type of Development:</b>	Minor Dwellings (1-9)		
<b>Site Visit Made:</b>	Yes/No		

### Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;
- Recommend approval with no conditions
- Recommend refusal for the reason(s) **stated below**;
- Request further information before determination as **stated below**.

### Comments On Proposal

The site is located in the countryside , there are no protected trees on the site, but there are several trees around the garden boundary and just outside of it to the other side of the driveway, which I note will be returned to grass.

I cannot see that any significant on site trees will be adversely impacted by the proposals, although please note that when restoring soft from hard landscaping, that no more than 100mm of soil should be placed over the rooting area of any trees.

As a precaution during construction I advise the following;

INFORMATIVE:

Place protective fencing around the trees closest to the development – placing fences directly below the outer edge of the tree canopies, for the duration of the construction project.

### Conditions & Reasons (if required)

N/A

<b>Date:</b>	23.4.21	<b>Signed:</b>	B. Crafer
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