APPLICATION NO:
C/2000/1361

LOCATION:
18 Wiltshire Avenue, Crowthorne.

APPLICANT:
Heath Hill Developments C/O Day Tanner Partnership

PROPOSAL:
Details to comply with condition 04 of consent RM/2000/0298 for the approval of landscaping plan.

EARLIEST DATE FOR DECISION: **08/06/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 September, 2000
My ref. C/2000/1361
Your ref. AID/LC/1455

The Day tanner Partnership
18 Wiltshire Avenue
Crowthorne
Berks
RG45 6LZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Day

APPLICATION C/2000/1361
DETAILS TO COMPLY WITH CONDITION 04 OF CONSENT RM/2000/0298 FOR THE APPROVAL OF LANDSCAPING PLAN

I confirm that the revised plan No. 1455/01c is acceptable for condition No. 4 of permission No. RM/2000/0298 for tree protection.

Yours sincerely

John Mitchell
Development Control Manager

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 13 July 2000

Location:	18 Wiltshire Avenue, Crowthorne
Proposal:	Details to comply with condition 04 of consent RM/2000/0298 for the approval of the landscape plan
Application Number:	C/2000/1361

In response to your informal consultation dated 30 June 2000 for the above application, the tree and landscape comments are as follows:

The revised site plan, drawing no. 1455/01c, is now acceptable showing revised tree protection distances and details of new planting along the site frontage.

Catherine Brimble

Catherine Brimble
Landscape Architect

DOE6

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19/4/00	
Officer: AO	Application No. C/2000/1361

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(P) Details to comply with condition 04 of consent RM/2000/0298 for the approval of landscaping plan

Location: 18 Waltham ave

Parish: Wok W/out Ward: .....

Applicant: Heath Hill Development

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NE: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

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NEIGHBOURS:

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& PLANNING

AID/LC/1455

18 April 2000

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkhsire
RG40 1WR

Dear Mrs Odell

18 WILTSHIRE AVENUE, CROWTHORNE (RM2000/0298)

Following receipt of the above planning permission please now find enclosed four copies of our drawing number 1455/01B together with a copy of the extract from Arboricultural Practice Notes APN1 showing the proposed no dig driveway construction close to the trees.

We trust that this information is sufficient to enable you to discharge the landscaping and protection conditions of the relevant approvals. Please note that our client will be forwarding samples of materials to you directly.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

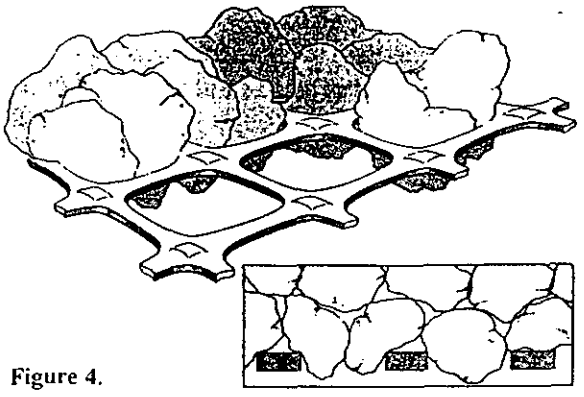


Figure 4.
The mechanism of interlock between aggregate and geogrid.

Meeting the Engineering Needs

Damage to trees can only be avoided if the construction embraces the above principles and (within the protected zone) is no more than 4 m wide.

Construction should incorporate two main components: a ***geogrid*** and an ***aggregate sub-base.*** Geogrids are high tensile strength synthetic grids designed to support roads on soft ground. When placed on the geogrid, appropriate granular sub-base material penetrates the mesh, but is unable to pass through it, forming a positive interlock (Figure 4). This interlock between aggregate and geogrid provides a reinforced platform and efficient load spread into the underlying ground. A suitable geogrid*/aggregate combination will prevent rutting of the ground beneath the construction.

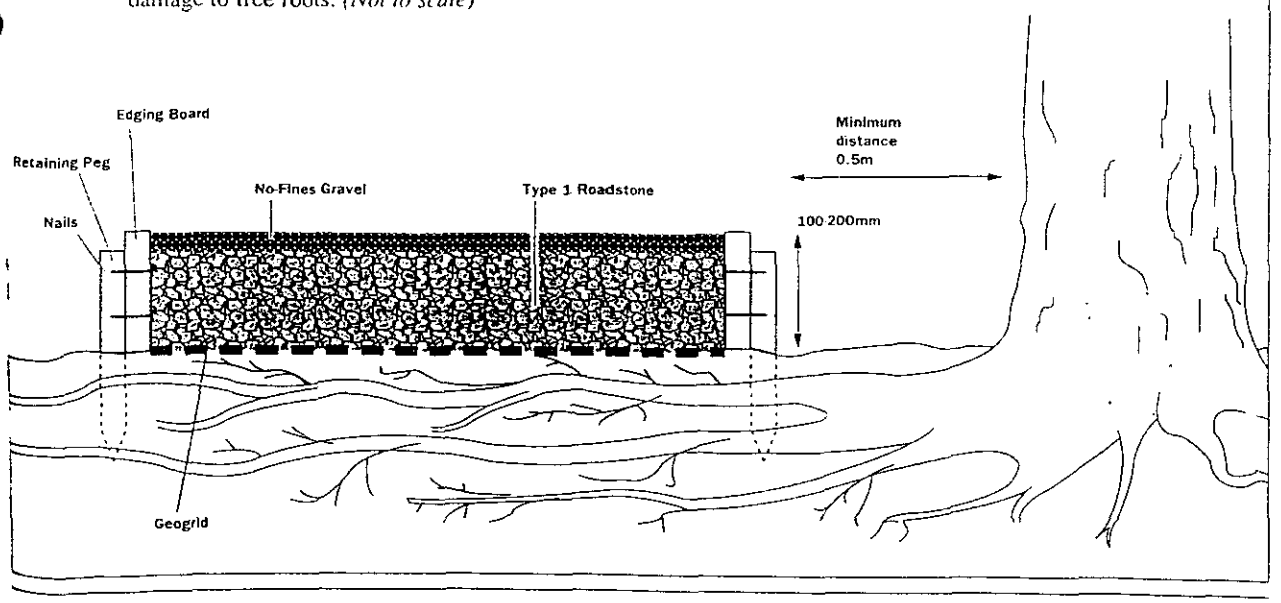
Granular sub-base material Type 1, as specified by the Department of Transport (Department of Transport, 1991; clause 803) is the recommended aggregate. This has a relatively low fines content which means that even when it is compacted it should be freely draining and will allow oxygen to diffuse into the soil.

For site-specific prescriptions and materials specifications advice may be sought from a qualified geotechnical or civil engineer.

Putting the Principles into Practice

- Construction should ideally be undertaken between May and October when the ground is driest and least prone to compaction, and in dry weather.
- Kill ground vegetation using a translocated herbicide such as glyphosate†. Gather up the dead organic material - this will prevent the build up of anaerobic conditions beneath the construction which might otherwise occur as vegetation begins to decompose.
- Remove major protrusions such as rocks and tree or shrub stumps (stumps should be ground out rather than excavated to minimise soil disturbance).

Figure 5. Diagram of a 'no-dig' method for constructing access drives and parking near to trees in order to minimise damage to tree roots. *(Not to scale)*



* For example, Tensar SS30, manufactured by Netlon Ltd, New Wellington Street, Blackburn, BB2 4PJ, UK.

† Care must be taken to select a herbicide which does not damage the roots of desirable vegetation that may be in the treated area. Always read the product label before use.

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