

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252913 Rev. A
Address:	2 East Lodge, Ludgrove, Wokingham, Wokingham, RG40 3AD.		
Proposal:	Householder application for the proposed erection of a Four-Bay Single-Storey Garage/Car Port, including a proposed block paving.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

From looking at the AMS from Rowdens Treescapes RTC/AF/1&2ELL/BS5837/V1, I understand that the protection of roots within the driveway will entail using a No Dig solution of Treetex geotextile membrane over 60mm layer of clean angular stone, with 100mm cellweb filled with clean angular stone of 20mm. Overfill stone by 25mm and lay block paving. The levels will need to tie into the floor of the garage and making good to the sides without placing any more than 100mm of soil over the RPA.

The garage will be constructed at ground levels using piling – we would need to see a plan view of the pile location, and a section through to show depth of pile, ground level, garage construction as per Foundation condition;

The surfacing and piling will need to be overseen by the Arboriculturalist, but in the first instance we need to see the foundation drawings which must tie into the driveway. It sounds as though the architect has prepared these. We require as a condition a revised and updated AMS which includes the No Dig method and type of paving over, as well as the foundation design which needs to be included in the AMS.

Condition CL7 – Protection of Trees

CL7 Protection of trees

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operation shall take place except in complete accordance with the details as so approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition work, moving, temporary access construction and or widening or any other work involving use of motorised vehicles or construction machinery) until the protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works on site and external works have been completed and all equipment, machinery and materials removed from the site, unless the prior approval in writing of the planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which have amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Foundation design

No development or other operations shall take place until a site-specific pile and beam foundation design by a structural engineer for the rear extension hereby permitted, has been submitted to and approved in writing by the local planning authority for approval. The extension is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Construction within the root protection area

No development or other operations shall take place until engineer-designed specifications and drawings for the new structures, hard surfacing and hard landscaping within the root protection area of the retained trees hereby permitted has been submitted to and approved in writing by the local planning authority for

approval. The new structures, hard surfacing and hard landscaping are to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Conditions & Reasons (if required)			
Foundation Design and CL7 Tree Protectio			
Date:	11.2.26	Signed:	BRC