

To: Ian Ansell, Development Management
From: Melinda Barham, Trees and Landscape
Date: 30th May 2019

Your ref:

Our ref: PL/MB/EPF/1177/19



Epping Forest District Council

Address – Garages at Lower Alderton Hall Lane, Loughton
Proposal - Demolish existing garages and erect x 2 no. affordable homes.

We have NO OBJECTION to this application subject to the addition of the following condition:-

New SCN39 – Tree Protection
New SCN31 – retention of trees and shrubs
New SCN35 – Hard and soft landscaping

Justification

Whilst the applicant has provided a tree report and / or an Arb Method Statement, the above condition does need to be included in full, and updated reports will need to be submitted for approval prior to commencement. This is because at this stage, all the applicant is required to do is to show that the development is feasible without a detrimental impact on trees. Following permission being granted the information that will be required to be submitted will include;

- **Tree protection plan** to include the alignment of utility apparatus (including drainage and ground source heat pumps), and the site set up ie locations for site huts, temporary toilets, contractor parking, storage of materials, cement mixing etc. This information is not yet known.
 - A detailed **Arboricultural Method statement** including a list of contact details for all relevant parties. This information is not yet known.
 - **Schedule of works** to retained trees eg works required to facilitate demolition / construction activities. This information is not yet known.
 - **Arboricultural site monitoring schedule**, A detailed schedule of visits is required.
- Please therefore, do not condition the Tree Report / Arb Method Statement that has been submitted with the application, but include the condition un-amended.

Please also include the above condition for hard and soft landscaping, and retention of trees.

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