

To: Kie Farrell, Development Management  
From: Melinda Barham, Trees and Landscape  
Date: 7<sup>th</sup> October 2021  
Your ref:  
Our ref: PL/MB/EPF/1972/21



**Address – 4 Ely Place, Chigwell**

**Proposal - Proposed first floor side extension, repositioning of front entrance door, downlighting to front elevation and first floor landing window. (Revised application to EPF/1386/21)**

**Comments** on Arboricultural Solutions letter of 5<sup>th</sup> October

In respect of the oak in the adjacent garden – the existing single storey extension was granted permission in 2010 as such the tree impacts would have been assessed against the British Standard that was in place at that time. The current British Standard that we work to came in to effect in 2012. This contains a section (5.3) that guides us to consider future liveability issues – this was not within the previous British Standard. Our previous comments on the impact of the proposal on this tree remain unchanged.

In respect of the oak in the front garden – whilst the proposed canopy would only require 3 hand dug holes there is also a porch that is shown on the proposed plans but has not been covered within the submitted arb report.

Whilst the use of 'no dig' cellular confinement system would be an acceptable solution, the grade (ie depth) of the material would need to be appropriate for the anticipated 'traffic' and this may impact on the levels for the porch and adjacent driveway / path.

However, if you are minded to approve the application please include the following conditions -

SCN39 – Tree Protection

SCN31 – retention of trees and shrubs

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.

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Please therefore, do not condition the Tree Report / Arb Method Statement that has been submitted with the application, but include the condition un-amended.

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