

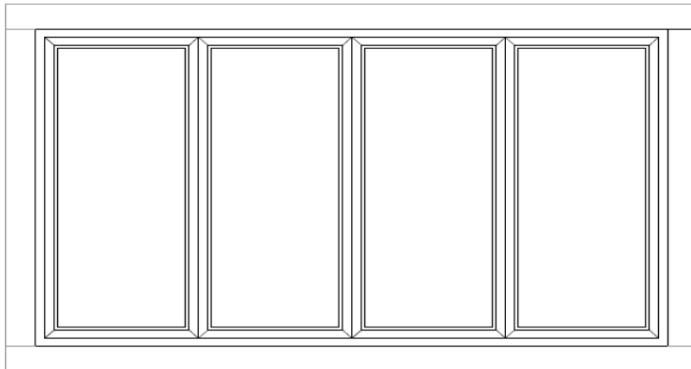
## Supporting information to discharge conditions - Application number - 3/2023/0085

### Condition 4 – Windows – additional details provided for the bi-folding doors (D02 on window and door plan).

We will use the existing stone surrounds. The top pieces will stay in place. The removed lower and middle sections will be used to extend the outer vertical pieces.

#### Spec:

- 4200x2000mm
- 4-door aluminium bi-folding door
- Clear Toughened Low E, Argon, Warmbar double glazed units
- Black aluminium, colour code: RAL 7016



Images to give an idea of what it will look like (frames will be black not grey)



## Condition 18 – Ash tree removal and replanting plan

Ash tree removal and re-planting works will be in line with the document – ‘Tree Planting Plan LTC115-TPLP’.

### Timescale:

- 7 Ash trees with ash dieback disease to be removed between January 2025 and March 2025.
- Replacement plants/trees (as per LTC115-TPLP) to be planted in the first planting season once the development has been completed.

### Maintenance:

- Each tree/plant to be protected with a green, degradable tree guard to protect from wildlife.
- Stakes to be used to protect against the weather, loosening the ties and replacing with larger stakes as the tree grows. Using a single tie to allow movement.
- Stakes, guards and ties will be checked every couple of months and adjusted as necessary.
- All new trees to be watered regularly for the first 2 years during dry conditions.
- Ensure the roots are covered and weeds around the base (2-meter diameter) are removed by hand on a weekly basis during spring/summer.
- To follow all other guidance in the tree planting plan.

## Condition 20 – Boundary treatment – additional information for vehicle and pedestrian gates to go alongside the already approved laurel hedges.

915mm pedestrian gate and 3050mm vehicle gate.

Postholes for gate posts will be dug by hand and carefully to avoid any substantial tree roots as per the AMS below. They will be dug with hand tools only and holes to be lined with impermeable sheeting prior to pouring of wet concrete. **Only one post hole will be sited within the RPA.**

*Arboricultural method statement extracted from the Arboricultural Impact Assessment from Lakeland Tree Consultancy.*

Table 2: Site-specific guidance for operations within tree RPAs

Operation	BS5837 Guidance
Renewal of hard surfaces	The proposals will require the removal of existing hard surfaces, including tarmac, paving and an existing children's play area within the RPA of retained tree T1. During removal of the existing surfaces, care must be taken not to disturb tree roots that might be present directly underneath them. The existing surface shall be removed using hand-held tools only, working backwards over the area to avoid moving over the exposed ground. If replacing the hard surface, the existing sub-base should be retained in place and augmented if possible, so that root disturbance is minimised. Exposed roots are to be wrapped or covered to protect them from rapid temperature changes and prevent dessication. Wrapping shall be removed prior to backfilling, which should take place as soon as possible. To give them the best chance of recovery, retained roots should be surrounded with topsoil, uncompacted sharp sand (not builders' sand, which has high salt content that is toxic to trees) or other loose inert granular fill before installation of the new surface.
Construction of new hard surfaces	A proposed gravel driveway and car parking area with stone sett edging encroach slightly within the RPAs of retained trees T1 and G2. Where new hard surfacing is being constructed within currently soft surfaced RPA, it shall be installed above the existing soil level. There shall be no excavation into the RPAs, other than to remove surface vegetation, which must be carried out using hand-held tools. Where required, a minimal amount of infill may be used to achieve desired levels, but this must be an inert, granular material that remains gas- and water-permeable throughout its design life.
Installation of boundary fences	Where within the RPAs of retained trees, fence posts are to be sited so as to avoid any substantial tree roots. Post holes are to be dug using hand tools only and are to be lined with impermeable sheeting prior to the pouring of wet concrete to prevent toxic leachate from contaminating the RPA.

All 3 posts to be concreted into the ground and no fixings to the building will be needed.

Gate spec: amended design from previous application to provide more privacy from adjacent carpark.

Vehicle gate = 3050mm wide by 1830mm high at the tallest point and 1525mm at the lowest.

Pedestrian gate = 915mm wide by 1525mm high



There is enough space to pull alongside the gate and allow another car to pull around whilst the gate is opened or closed.

