

Ref: Admin/CI/232_01/LA.01
13th December 2021

No 67 Clyde Road, West Didsbury, Manchester, M20 2WW

Proposed side extension, conversion of basement and internal remodelling of 6no existing apartments within semi-detached property into 4no apartments

PLANNING DISCHARGE APPLICATION - 131118/FO/2021

Revision:

With regards to the above please find below relevant information required in order to discharge the planning conditions associated with the full planning notice.

Condition No 01

Noted and agreed.

Condition No 02

Noted and agreed.

Condition No 03 – PENDING DISCHARGE

Please see Waste Management Form and drawing 232/01 (02)003 rev C.

Condition No 04

Noted and agreed.

Condition No 05

Noted and agreed

Condition No 06

Noted and agreed

Condition No 07

Noted and agreed.

Condition No 08

Noted and agreed.

Condition No 09 – PENDING DISCHARGE

Noted and agreed - Please also see drawing 232/01 (02)003 rev C

Condition No 10

Noted and agreed.

Condition No 11 – PENDING DISCHARGE

Noted and agreed. Please also see drawing 232/01 (02)003 rev C and the Arboricultural method statement below.

Arboricultural Method Statement – 67 Clyde Road, Manchester, M20 2WW

Introduction

The development proposals are for the erection of a three-storey rear / side extension, conversion of basement and reconfiguration internally from 6no apartments to 4no apartments and creation of rear terrace and associated elevational alterations

The site is located within a conservation area and so all trees contained within the site are afforded protection.

1.1. Timing of Works

The phasing of works should be carried out in accordance with Table 1, below:

Table 1: Timing of Works

Stage	Works
1	Site induction
2	Carry out tree works
3	Install temporary tree protection fencing and ground protection
4	Carry out construction works
5	Remove tree protection fencing and ground protection once works completed
6	Final inspection by arboricultural consultant

Works

1.2. Site Induction

Prior to works commencing, all contractors must attend a site induction. Contractors must be briefed on arboricultural concerns arising from the development proposals, including tree root protection areas (RPAs). This method statement must be made available to all contractors working on the site.

1.3. Tree Works

There are to be no works to the existing trees. Killing or damaging a protected tree is a criminal offence which can result in an unlimited fine.

1.4. Tree Protection

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected by the installation of temporary tree protection fencing. This must remain in place during development works.

Tree protection fencing should consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be fixed (see Figure 1, below).

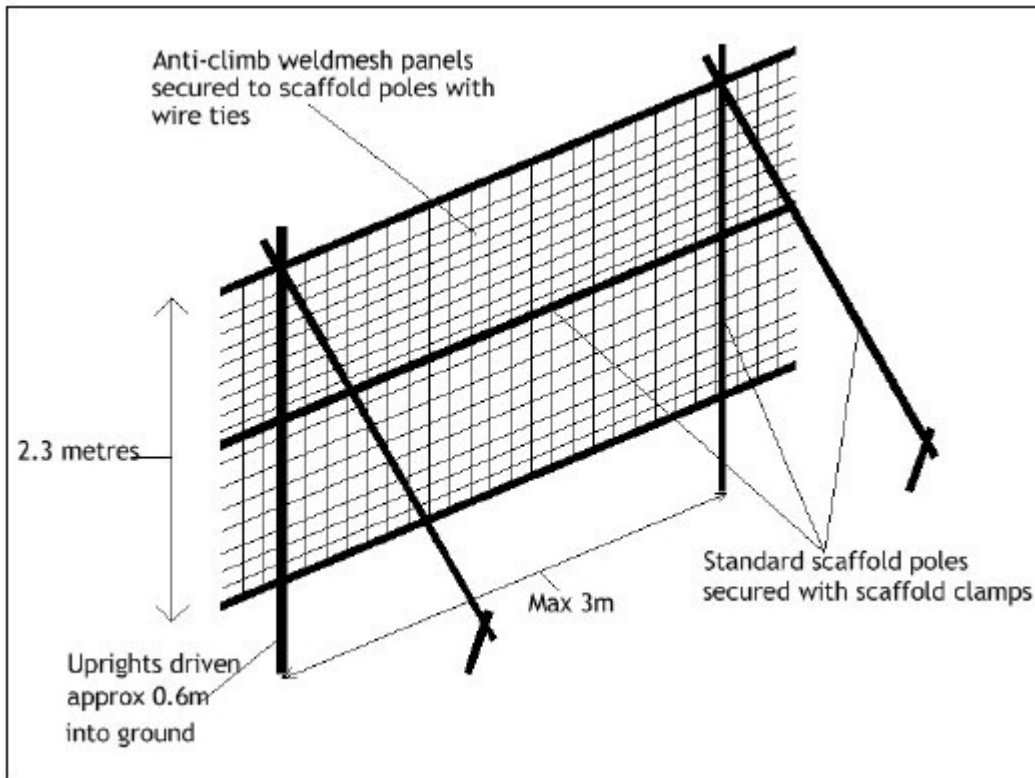


Figure 1: Temporary Protective Fencing

Laminated waterproof A3 signs should be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs should clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas.

Once the construction works have been completed, the tree protection fencing may be removed. This should be done with care to ensure that no damage to trees is caused.

1.5. Ground Protection

Although the proposed building works are not within the RPA of the trees to the front of the site, work will be required within the RPA in order to remove existing hard standing. The removal of the hard standing is to be undertaken by hand at the end of the project in order to avoid any negative impact on the trees. The existing hard standing is to be retained in place in order to provide protection to the roots whilst the main building works are completed refer to section 1.8 for more detail.

1.6. General Precautionary Measures

Prior to the commencement of development works, a site storage area should be designated. This should be outside the RPAs of trees.

- No materials hazardous to tree health, such as oil, bitumen or cement should be stored within the RPAs of trees.
- No fires should be lit within the site.
- Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags must be used to contain any spillages and prevent contamination.

If any breach in the tree protection measures occurs, it is the site manager's responsibility to report this to an arboricultural consultant so that appropriate measures may be taken. As there are trees on the site afforded protection, any lapse in tree protection measures resulting in damage to trees (including tree roots) could result in an offence being committed.

1.7. Provision of Below Ground Utilities

At present the development proposals do not show the provision of any below ground utilities. If below ground utilities are required as part of the proposals, these must be outside the RPAs of trees to be retained throughout the development proposals.

1.8. Removal of Hardstanding Surfaces

Any removal of hardstanding surfaces within the RPAs of trees should be removed with hand tools only. Handheld pneumatic drills may be used, but not breakers or diggers attached to JCBs.

We hope the above is sufficient for you to formally confirm discharge of the conditions. Should you have any queries then please do not hesitate to contact us.

We look forward to hearing from you,

Yours faithfully

MATHEW BELL
Mathew@wightonarchitects.com

for and on behalf of Wighton Architects Ltd