

Breakspear School

Construction of an external Artificial Turf Pitch (ATP)

Discharge of Planning Conditions

Document Control

Project	Breakspear School, Uxbridge		
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Associated Documents

- SSI2982 06 Landscaping Plan
- JSI4597_780 Breakspear School- Arboricultural Method Statement
- JSI4597 710 Tree Protection Plan
- Data Hedge Report
- Data Tree Report

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Introduction

SSL have been commissioned to complete a review on the original planning permission and site-specific survey works to date and collate further site information and details in order to assist in the discharge of the planning conditions placed on the permitted application for the construction of an all weather playing pitch at:

Breakspear Junior School
Bushey Road
Ickenham
UB10 8JA

This statement and supporting information are to be considered in order to discharge some planning conditions in relation to the planning application: 2231/APP/2021/3980.

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Planning Conditions

Planning Condition 4

4. No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

A. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
B. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

C(i) There shall be no changes in ground levels;

C(ii) No materials or plant shall be stored;

C(iii) No buildings or temporary buildings shall be erected or stationed.

C(iv) No materials or waste shall be burnt; and.

C(v) No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

D. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan: Development Management Policies (2020)

Response –

Please refer to attached:

- Construction JSL4597_780 Breakspear School- Arboricultural Method Statement
- JSL4597 710 Tree Protection Plan
- Data Hedge Report
- Data Tree Report

Planning Condition 9

9. *Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'.*

Remedial work should be carried out to BS 3998:2010 'Tree work -

Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

Response –

It will be necessary to remove a total of 2 trees, both graded category B. These trees are T3, a mature Silver Maple, and T7, a mature Crack Willow. The encroachment into the RPAs of these trees for the required AGP development renders the retention of these trees ill-advised as the damage inflicted to the root systems from the cutting of soil will only cause irreparable damage and major decline in future. As the proposal will result in the loss of these two trees it is recommended to show replacement tree planting in accordance with condition 9 above.

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Please refer to attached:

- *Landscape Plan*

Planning Condition 11

11. No works above ground floor level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. *Details of Soft Landscaping*
2. *Details of Hard Landscaping*
- 2.a *Means of enclosure/boundary treatments*

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

Response –

Please refer to attached:

- *Landscape Plan*

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