

For protection areas and tree schedule, please refer to the arborist report.
Trevor Heaps Arboricultural Consultancy Ltd. Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012). 12th June 2023

CONDITION NO. 4

No development above ground 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.

- 1.a Planting plans (at not less than a scale of 1:100) which include a net increase of high quality pollution absorbing trees.
1.b Written specification of planting and cultivation works to be undertaken.
1.c Schedule of plants giving species, plant sizes, and proposed numbers / densities where appropriate.
1.d Details of a replacement tree to mitigate the loss of T18.

Refer to:

Landscaping Plan for Ruislip Rugby Club.

Design Rationale and Planting Specification for Ruislip Rugby Club.

2. Details of Hard Landscaping.

2.a Refuse Storage and collection areas.

To remain as existing.

2.b Means of enclosure / boundary treatments.

New hedging. See Landscaping Plan for Ruislip Rugby Club.

2.c Hard Surfacing Materials.

Marshall's Paving 600 x 600 x 35mm. Colour: Saxon, natural.

2.d External Lighting.

FLOODI M, anthracite / transparent wall and ceiling-mounted light, 30W 3000K 100 degree. On Sensors, PIRs. To be set 2m from ground and point downwards.

2.e Other structures (such as play equipment and furniture).

Not applicable.

2.f Car parking layout (which includes the provision of 2x passive and 2x active electrical vehicle charging points).

As shown.

2.g Provision of 2x secure and accessible cycle parking spaces.

As shown.

3. Details of Landscape Maintenance.

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

The Ruislip Rugby Club have noted this.

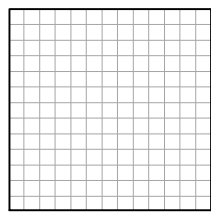
3.b Proposals for the replacement of any tree, shrub, or area of turfing / seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

The Ruislip Rugby Club have noted this.

4. Schedule for Implementation.

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

The Ruislip Rugby Club have noted this.



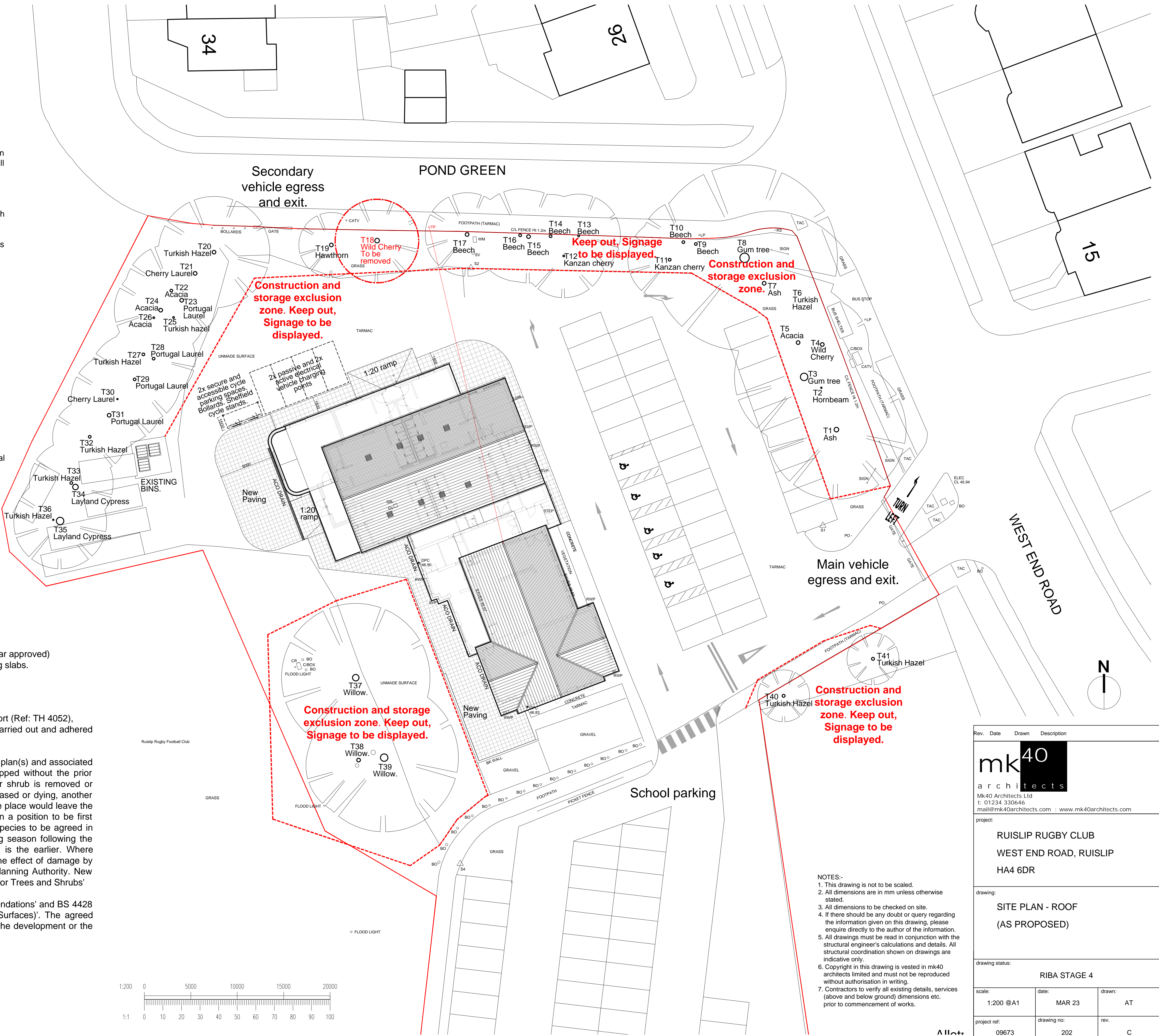
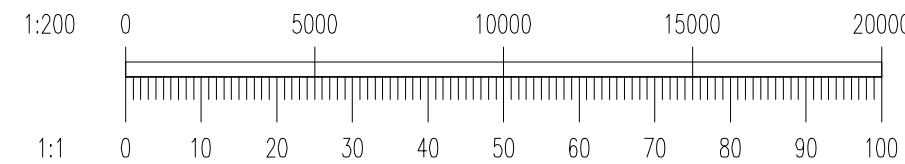
Marshall's, (or similar approved)
600x600mm paving slabs.
Saxon, natural.

CONDITION NO.5

The tree protection and management measures outlined in the submitted tree report (Ref: TH 4052), Trevor Heaps - Arboricultural Consultancy Ltd, dated 12th June 2023) shall be carried out and adhered to.

Furthermore, all trees, hedges and shrubs shown to be retained on the approved plan(s) and associated arboricultural documents 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 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.



- NOTES:-
1. This drawing is not to be scaled.
 2. All dimensions are in mm unless otherwise stated.
 3. All dimensions to be checked on site.
 4. If there should be any doubt or query regarding the information given on this drawing, please enquire directly to the author of the information.
 5. All drawings must be read in conjunction with the structural engineer's calculations and details. All structural coordination shown on drawings are indicative only.
 6. Copyright in this drawing is vested in mk40 architects limited and must not be reproduced without authorisation in writing.
 7. Contractors to verify all existing details, services (above and below ground) dimensions etc. prior to commencement of works.

Rev.	Date	Drawn	Description
mk40 architects Mk40 Architects Ltd t: 01234 330646 mail@mk40architects.com : www.mk40architects.com			
project: RUISLIP RUGBY CLUB WEST END ROAD, RUISLIP HA4 6DR			
drawing: SITE PLAN - ROOF (AS PROPOSED)			
drawing status: RIBA STAGE 4			
scale: 1:200 @A1	date: MAR 23	drawn: AT	
project ref: 09673	drawing no: 202	rev. C	