

Case No: P/2018/1061

Proposal: Outline Application For Residential Development With All Matters Reserved

Location: Land Opposite Maesllwyn Close, Mill Road, Bronington, SY13 3HJ.

From: Jon Brewin:

Date: 25th January 2019

Policy Section: Tree

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

The layout does not appear to be compatible with the proposed retention of the three valued category 'B' oak trees identified within the accompanying tree report. The risk of the longevity, health and well-being of the largest of these oaks (Ok 6) being compromised by the construction and occupancy of plots 2, 3, 4 and 5 is not considered acceptable neither are the similar risks presented to the remaining smaller two 'category 'B' oaks (Ok1 and Ok6) due to the proximity of plots 1 and 2 and their future occupancy.

A significant proportion of the root protection area (RPA) of oak 6 will occupy the proposed garden areas of plots 2, 3, 4 and 5. This will involve landscaping and disturbance of soils and roots both during construction and subsequent occupancy. The canopy of oak tree encroaches over the boundary of plots 3 and 5 and whilst shading is not considered an issue here, encroachment itself may present an increasing resentment toward the tree leading to pressure to have the crown reduced in parts.

The two trees, oak 1 and oak 10 are reasonable specimens with potential to provide good amenity value as roadside trees; I fear that the proximity of plots will not accommodate for the unhindered development of the crowns and roots of these trees.

The objective of BS5837:2012 is to achieve a harmonious relationship between trees and structures that can be sustained in the long-term. I do not believe this proposed layout will achieve this.

The loss of existing native hedgerow and scrub from the site to facilitate development may only be considered acceptable providing appropriate mitigation is provided. The proposed layout does not provide adequate space for the replacement of the existing hedgerow, scrub and category 'C' trees. In accordance with WCBC Tree & Woodland Strategy, the development proposal should seek to enhance canopy cover and biodiversity levels through additional tree planting; again adequate space is not being provided for this requirement.

