
Internal consultation

To: Clive Inwards

Date: 24 June 2008

From: Arthur Cullen

Ext: 2675

Planning Application No: 08/00954/COMIND

Proposal: New Conventional manufacturing rationalisation facility, plus associated landscaping including sustainable drainage features, disable car parking, plus 20 cycle parking spaces, plus associated construction related infrastructure.

Address: Atomic Weapons Establishment, Burghfield, Reading, Berkshire.

Case Officer: Clive Inwards

Comments with Regard to Trees and Landscaping.

The information provided to determine the application has identified the trees at the site, the location of the new building will involve the loss of a several trees mostly of little or no landscape value and the loss can be mitigated by the proposed new landscaping.

Whilst trees will be lost for the siting of the new building other associated works which involve the opening of the gate along riders lane may have an impact on trees this could be the direct loss of trees to allow construction traffic in or require tree works to ensure trees are not damaged by construction traffic, the trees have been identified for removal therefore should be replaced as part of the landscaping scheme on completion.

The site of the temporary construction enclave does contain trees and again adequate space will be required for tree protection and the movement of vehicles without any direct damage being caused to the trees.

Conclusion

Overall the application is acceptable, the impact to the trees has been determined and is covered in the landscape strategy the direct loss of trees is very minimal and can be mitigated by new landscaping additional details on tree protection locations and method statement for monitoring etc can be covered as part of the conditions for the site, which are listed below.

Landscaping conditions should be provided by Bettina Kirkham if required.

Conditions

Tree Protection

Z L5A Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS5837:2005. Such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials

whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 9 and detailed in figure 2 of BS5837:2005.

Reason:

To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy OVS 2b of West Berkshire Local Plan.

Arboricultural method statement

ZL7 Prior to the commencement of development or other operations on site, an Arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason; To ensure the protection of trees identified for retention at the site in accordance with the objectives of policies DP5 and EN1 of the Berkshire Structure Plan 2001 – 2016 and policy OVS2 (b) of the West Berkshire District Local Plan 1991 - 2006.

3 Arboricultural Works

ZL11 Prior to the commencement of development on site, a detailed schedule of tree works including timing and phasing of operations shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule.

Reason; To ensure the retention of selected trees at the site in accordance with the objectives of policy EN1 of the Berkshire Structure Plan 2001 – 2016 and policy OVS2 (b) of the West Berkshire District Local Plan 1991 - 2006.

Arthur Cullen
Senior Tree Officer