

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Landscape Architect Officer Name and Post:	Contact e-mail/number:
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Date of reply	5 th May 2023	
Planning Application Reference	22/00933/FUL and 23/00001/RREF	Case Officer: Ranald Dods/ LRB
Proposed Development	Timber Processing Yard	
Site Location	Land South West of West Loch Farmhouse, Peebles	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Comments on additional information submitted to Local Review Board	<p><i>The Arboricultural Impact Assessment (AIA) and Tree Protection Plan indicate that there is only one area of the site where the Root Protection Area (RPA) of adjacent tree is within the site –Category A Beech tree located at the north eastern corner of the site, beyond the site boundary.</i></p> <p><i>The AIA clearly advises the measures to be taken to protect this tree from damage and refers to the Work Exclusion Zone (CEZ) where only limited access should be allowed to construct the perimeter fencing. A condition of consent should include the submission of the detail of the perimeter fence to be erected and a method statement showing how it will be constructed within the CEZ to limit damage to the Cat. A Beech tree, taking into account the advice provided in the AIA.</i></p> <p><i>The submission of a detailed scheme of hedge and tree planting and establishment maintenance should be a condition of consent. I would encourage the applicant to use the full range of trees appropriate to the area, including bigger species, and only limit the size of tree species in the north east corner where they might impact on the beech tree.</i></p>	
Recommended Conditions	<p>LA02 Soft Landscaping - Submission of Details <i>NB: requires LA03 Commencement Condition</i></p> <p>No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Planning Authority, and shall include (as appropriate):</p> <ol style="list-style-type: none"> i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration ii. location of new trees, shrubs, hedges and grassed areas iii. schedule of plants to comprise species, plant sizes and proposed numbers/density iv. programme for completion and subsequent maintenance. <p>Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.</p> <p>LA05 Works within the Root Protection Area (RPA) of retained trees</p> <p>Prior to the commencement of the development hereby approved, a detailed 'Method Statement' in relation to all works within the Root Protection Area (RPA) of retained trees shall be submitted to and approved in writing by the Planning Authority.</p>	

	<p>Specific issues to be dealt with in the Method Statement:</p> <ul style="list-style-type: none"> a) A scaled plan and section (s), where relevant, showing the position, size, RPA, species and unique identification reference of each retained tree affected by the works and including details of the extent and nature of all works within the RPA of retained trees. b) A written statement detailing the proposed works including hand digging, use of filter cloth, timber edging, cellular ground reinforcement, porous surfaces etc. as relevant. c) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing. d) A specification for ground protection within tree protection zones. e) Arboricultural supervision and inspection by a suitably qualified tree specialist. <p>The development thereafter shall be implemented in strict accordance with the approved details. Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.</p> <p>Informative: The following British Standards should be referred to:</p> <ul style="list-style-type: none"> a) BS: 3998:2010 Tree work – Recommendations b) BS: 5837 (2012) Trees in relation to design, demolition and construction – Recommendations.
<p>Recommended Informatives</p>	