

A site visit was carried out 16/01/17.

Trees

A tree survey, implications assessment, method statement and tree protection plan has been provided by Writtle Forestry Consultancy Ltd, ref 161010.

The survey schedule correctly identifies all trees and categorises them in accordance with BS 5837 : 2012, it concludes that the majority of the tree stock in the immediate vicinity of the proposal is of low value, those categorised as C or those that require removal U. There are occasional category B trees, the majority of which are to be retained as part of the development proposal, only 4 within G6 are recommended for removal. This is considered acceptable considering the number of trees at the site.

The tree works as specified in section 4.1 is acceptable.

The protection method statement and specification as provided in section 3.6 is acceptable.

The tree protection plan provided demonstrates that the tree amenity can be adequately protected during demolition and construction.

Recommend the following conditions:

1 No development or any preliminary groundworks shall take place until:

- a. All trees to be retained during the construction works have been protected by fencing of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012 and the details as specified within the arboricultural assessment ref 161010 provided by Writtle Forestry Consultancy Ltd, and;
- b. All weather notices prohibiting accesses have been erected on the fencing demarcating a construction exclusion zone as detailed in BS5837:2012 section 6.

Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the County Planning Authority.

2 Unless otherwise approved in writing by the RDC LPA, no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree's branches, stems or roots be pruned.

Ecology

The surrounding area and buildings to be demolished are suitable habitat for roosting and foraging bats. The buildings in particular have characteristics suitable for bats to roost, slight opening within roofs, vertical weatherboarding with gaps on all aspects, openings with roof spaces, loose tiling and roofing felt, roof spaces warmed by the sun etc. Furthermore there is suitable adjacent habitat to support bats.

Natural England standing advice recommends surveying for bats if the following applies:

- isn't affected by artificial light levels
- is close to woodland or water
- was built a long time ago (particularly early 20th century or before), but bats use modern houses too
- has cracks or crevices
- has a roof warmed by the sun

- has an uneven roof covering with gaps (but isn't too draughty)
- has entrances bats can fly into
- has a large roof area with clear flying spaces
- has large roof timbers with cracks, joints and holes
- has hanging tiles or wood cladding, especially on south-facing walls

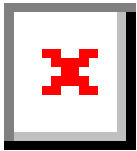
Mitigation will be required for wild birds also.

There are ponds slightly south and south east of the site, it may be prudent to survey for GCN's also, this should be determined within a scoping survey of the site.

It is recommended the applicant carry out ecological scoping surveys in accordance with standing advice for protected species provided by Natural England, this will determine any further, detailed surveys required and subsequent mitigation.

Kind regards

James Choat
Arboricultural and Conservation Officer
Environmental Services
Rochford District Council
<http://www.rochford.gov.uk>



From: Lee Branch **On Behalf Of** PBC Technical Support
Sent: 06 January 2017 10:01
To: Marcus Hotten; James Choat
Subject: planning consultation 16/01234/OUT

Mrs Lee Branch
Technical Officer
Planning & Building Control
Rochford District Council
01702 318064 ext 3418
<http://www.rochford.gov.uk>