

Irving, Mark

From: Marshall, Lee
Sent: 10 September 2014 09:12
To: Robinson, Ruth
Cc: Planning; More, Keith
Subject: P/2014/0286 Scott's Meadow Area 4 South reserved matters - arboriculture and soft landscaping

Good morning Ruth,

I have reviewed the above noted application and can advise the following

Appraisal

1. My comments are based upon review of the following supporting documents/ plans
 - Plant schedule 5/08/2014
 - Tree pit in hard surface 981.01.403
 - Tree pit in soft surface 981.01.402
 - Existing tree protection 981.01.401
 - Overview planting plan 981.200 rev B
 - Landscape general arrangement 981.01.300 Rev A
 - Tree protection Plan 03958 TPP 04.08.2014
 - Planting plans 981.201 1 – 10 Rev F 3.2.14
 - Advanced planting plans 981.211 Rev B 25.03.14
2. I have studied the noted documents and can advise the following -
 - a) An overview plan of a minimum A1 size is required to depict the location of all new and existing trees and hedges.
 - b) From the sub plans I am unable to consider the overall landscape contribution made but am concerned that numbers of highway trees are limited and an over reliance on residents supporting trees in their gardens will likely lead to erosion of landscape value.
 - c) Tree pits indicate a generic soil volume for trees, each should be calculated so that adequate soil volume is allowed to allow the tree to reach maturity and establish full intended canopy size. Literature exists to allow this calculation to be made based upon stem girth at planting and final canopy size. Otherwise pit design is well considered and if executed as per the plan mindful of my comment will allow successful establishment. Requirement for sustainable watering linked to storm water attenuation should be strongly considered as noted in previous comments.
 - d) I am unable to note any watering schedule for the trees and shrub beds either at planting or until established.
 - e) Agreement is found with Tree protection Plan 03958 TPP 04.08.2014 however a requirement for arboricultural supervision needs to be formalised into a document of critical events (pre commencement surgery, fence installation, and so on) and agreed by the LA prior to commencement. Previous officer comments required a list of pre commencement tree surgery (and hedge) operations which has not as yet been submitted.
 - f) The plant schedule should be amended to list a total of trees and others proposed broken down into percentages of totals for ready understanding.
 - g) Previous comments required variance of Cherry trees due to the presence of Fireblight affecting Cherries within Torbay, and further variance where Blackthorn is specified. This species suckers readily to create as fully branched form base dense thicket of spiny shrubs of low amenity value and diminishes sight lines and heightens potential security issues where adjacent to footways.
 - h) Shrub beds appear to bear potential to be maintenance heavy however if not destined for adoption this would be a matter for the future management committee.
 - i) Commuted sums should be agreed to allow for maintenance support of adopted trees, hedges and shrubberies where applicable subject to final discharge of condition.

Recommendation

That the soft landscaping scheme be not suitable for approval on arboricultural merit following due consideration of previous comments and the latest review of submitted documents.

Regards

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