

Good morning,

My comments on the application broadly remain the same. Just these to add:

TPO information:

The TPO itself dates back to 1986. The accompanying plan shows three trees in the area of the current proposal. These are T1 beech, T2 chestnut and T3 walnut. The plan was drawn before the existing building was built. I can find a single TPO application relating to these trees:

APP/15/00159 - Fell 1No. Walnut Tree (T3) and replace with similar species, subject to TPO 1284 - Permitted via appeal and subject to replacement planting.

I'm not sure what became of T1 or T2, but suspect that these were felled as part of an application to develop this site, potentially 90/50681/002 (docs not uploaded to review unfortunately).

There are other trees protected by that TPO but they are remote from the current proposal.

If resources allow, it would be worth reviewing this TPO so that the schedule and plan can be varied, the TPO revoked and/or replaced with a new one (if considered expedient to do so).

Tree felling / maples

Few additional comments but no change in overall recommendations.

The Proposed Site Plan shows trees to be retained contrary to the Tree Protection Plan. The Proposed Site Plan will need to be updated so that they are consistent.

The proposal states that "cypress trees and maple trees" will require removal. There are only two trees specified as 'maples', T12 and T13 (although T2 and T3 sycamores are technically maples). The Tree Protection Plan does not show these for removal although does advise that (T12 and T13) are of poor structural form, Category C trees, so not a major constraint. As stated in my original comments, tree removal should be subject to replacement planting via a soft landscaping condition.

Any questions, please let me know.

Kind regards,
Adam Maskill