

CONDITION DISCHARGE REPORT 01

NEW HI BAY STORAGE UNIT EXTENSION

**Selden Research Limited,
Staden Business Park,
Staden Lane,
Buxton,
Derbyshire.
SK17 9RZ.**



CONTACT DETAILS

| Applicants Name | | Agents Name | |
|-----------------|--|-------------|--|
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SELDEN Research are programming site clearance with a view to starting the development early 2017. SELDEN are applying to approve conditions 6,7,10 14 and 17 All works will comply with the British Standards 5837:2012 Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement submitted with the original application and The Tree Assessment for roosting bats Report V3 as submitted in the original application Response to the said conditions are listed below

6. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

CONDITION 6

**Confined all works to comply with the British Standards 5837:2012 Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement submitted with the original application
Work carried out by P Storer – see attached Contractor Method Statement and details**

7. No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction -Recommendations has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include full details of the following:

- a) *Timing and phasing of Arboricultural works in relation to the approved development.*
- b) *Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.*

- c) *Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order.*
- d) *Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme*
- e) *Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details.*
- f) *Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.*
- g) *Details of any parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012). The design and construction must in accordance with the recommendations of BS5837:2012. Include details of existing ground levels, proposed levels and depth of excavation.*

CONDITION 7

Confirm all works to comply with attached Arboricultural Method Statement BS5837:2012. SELDEN are proposing to start the clearance of the site in November 2016

10. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the loading / unloading and manoeuvring of goods vehicles, designed, laid out and constructed all as may be agreed in writing by the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.

CONDITION 10

Access for tree removal will be via existing access off Ashbourne Road Storage of plant and manoeuvring will develop after initial phased felling of selected trees to create a suitable area for aforementioned activities. Operatives will have access to SELDEN mess and wc facilities see site plan attached

*14. The recommendations of the Tree Assessment for Roosting Bats report (dated May 2016, report ref RSE_458_01-V3), including the precautionary method of works, shall be carried out in full.
Reason:- To mitigate against the loss of existing biodiversity and nature habitats, in accordance with Policy EQ5 of the High Peak Local Plan and paragraph 17 and Section 11 of the National Planning Policy Framework.*

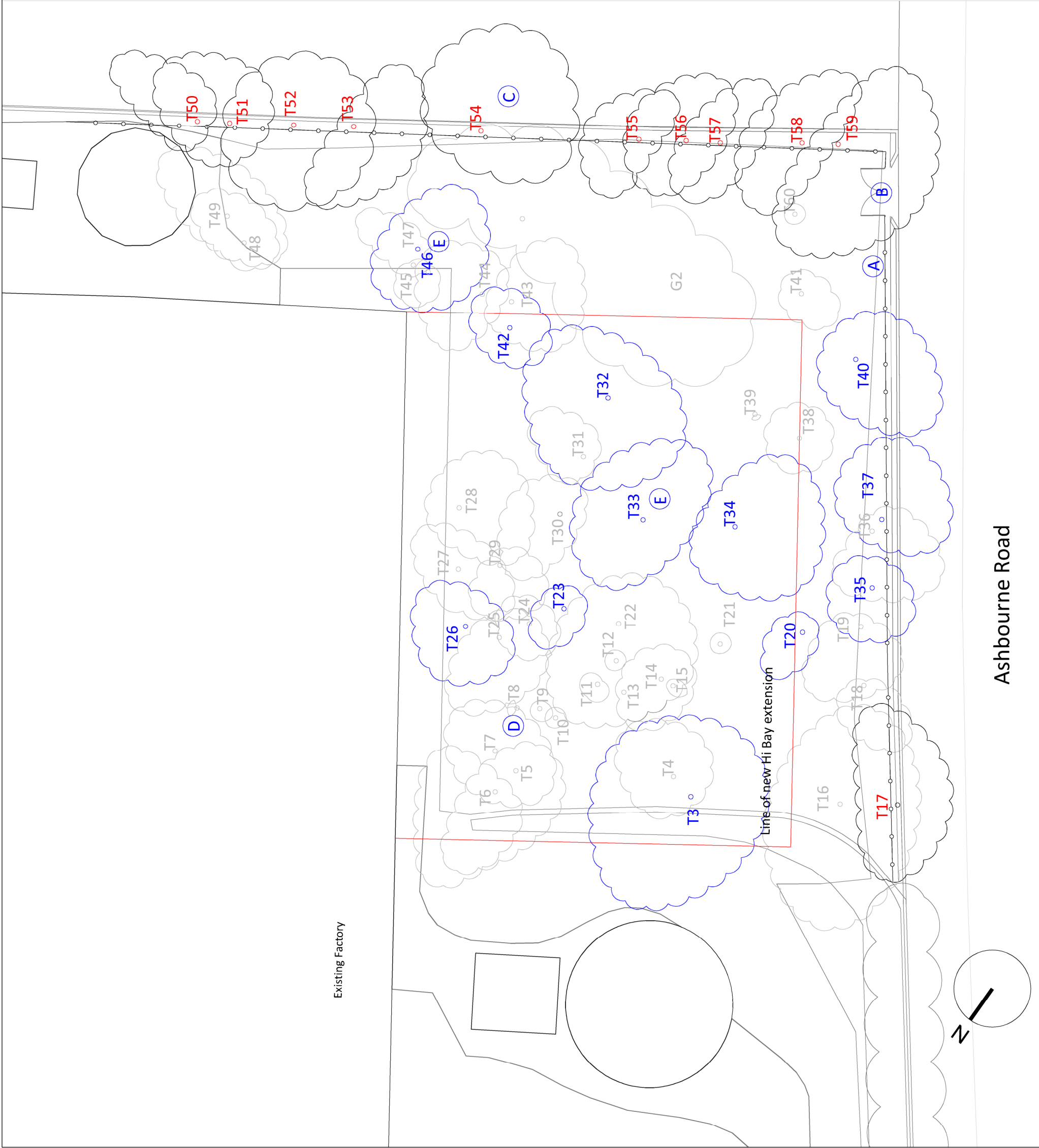
CONDITION 14

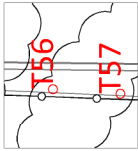


Confirm all works to comply Tree Assessment for roosting bats Report Identified trees will be soft felled under the supervision of accredited Ecologist TBC SELDEN are looking to retain T17

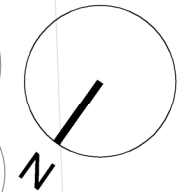
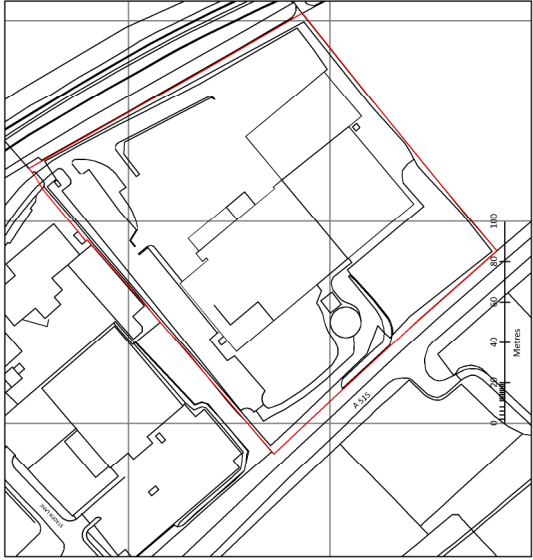
17. No removal of trees, shrubs or brambles shall take place between 1st March and 31st August inclusive, unless a survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the Local Planning Authority. No development shall take place except in complete accordance with the approved protection measures.

CONDITION 17

Start in November complies with condition



- SCOPE OF WORKS
- A** existing 2m chain link fence
 - B** existing ingress/egress
 - C**  Boundary trees retained and protected via existing 2m h chain link fence or protection measures as Arboricultural Report Trees
T17 T50 T51 T52 T53 T54 T55 T56 T57 T58 T59
 - D**  Trees subject to standard tree felling
These trees will be felled first
 - E**  Trees soft felled in the presence of a suitably qualified ecologist as recommended in The Roosting Bat report v3 (T17 to remain)



Ashbourne Road

Condition Discharge 01 Site Plan and Scope of Works



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