

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00009/DISCON
Applicant: Mr Cartwright
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 5 Hornsey Rise Wellsborough Sheepy Magna

Application to discharge condition 4 (Arboricultural Method Statement) relating to planning application 23/00834/HOU

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 4

Before any development commences on the site, including site works of any description, an Arboricultural Method Statement prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the local planning authority. The statement shall include full details of the technical structural engineering design and specification of the proposed screw pile and above ground beam/slab foundation and the positions of the proposed screw piles in relation to critical roots of the adjacent trees. The development shall then be implemented in strict accordance with the approved Arboricultural Method Statement.

Arboricultural Method Statement – Received 3 January 2024

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 4

Following an arboricultural impact assessment that was submitted as part of the original planning application a further report has been submitted to support the discharge of condition 4. The Councils Tree Officer requested a structural engineer drawing for details of the screw pile and beam foundation to ensure that it is satisfactory and will be complied with. The Arboricultural Method Statement provides a drawing from GMB Consultancy that details the screw pile loads and its design. The plan also shows that mat foundation pile matting with mesh top and bottom will also be applied which provides a cellcore foundation system to allow root growth and protect the future of the tree growth. Temporary ground protection is shown to be provided throughout the construction period. It is my opinion that sufficient protection will be in place to help ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 6 Arboricultural Method Statement – Discharge