

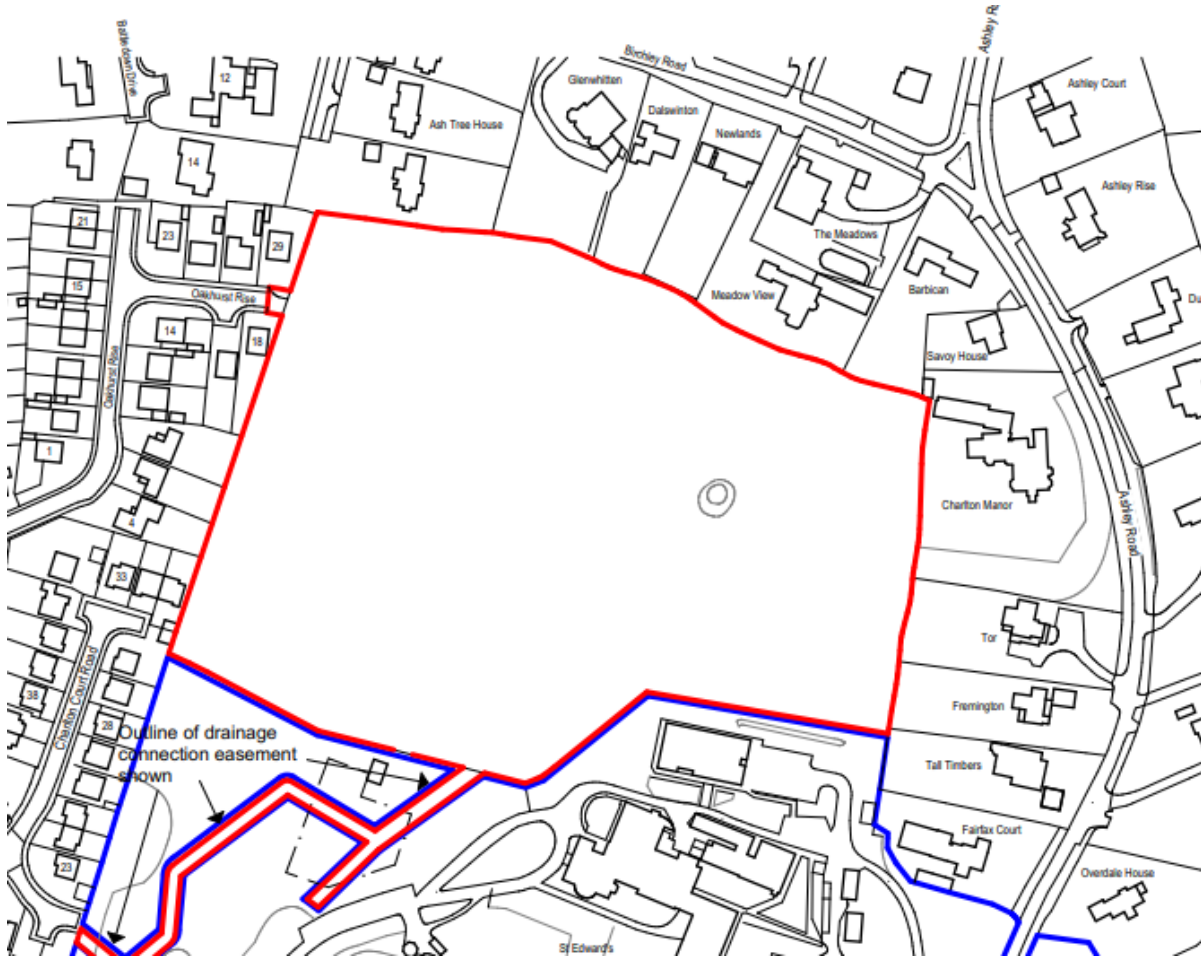
Land adjacent to Oakhurst Rise

22/00112/OUT

Outline application for residential development
of 25 dwellings – access, layout and scale not
reserved for subsequent approval.

Recommendation: Permit subject to s.106

Site location plan



Google earth image



Previous application layouts



17/00710/OUT – 90 dwellings



18/02171/OUT – 69 dwellings

Previous application layouts

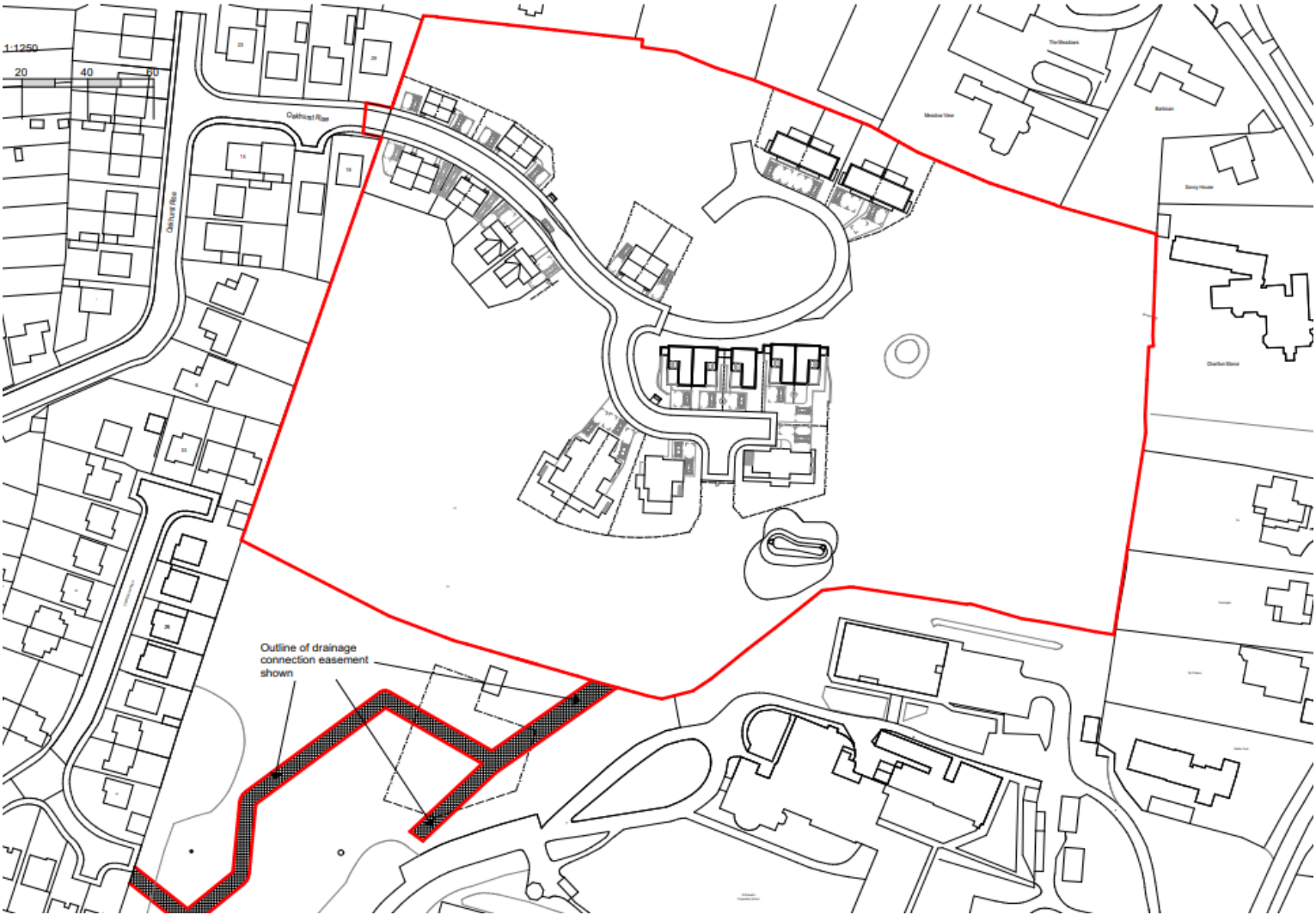


20/00683/OUT – 43 dwellings



Current application – 25 dwellings

Block Plan



Nolli Plan

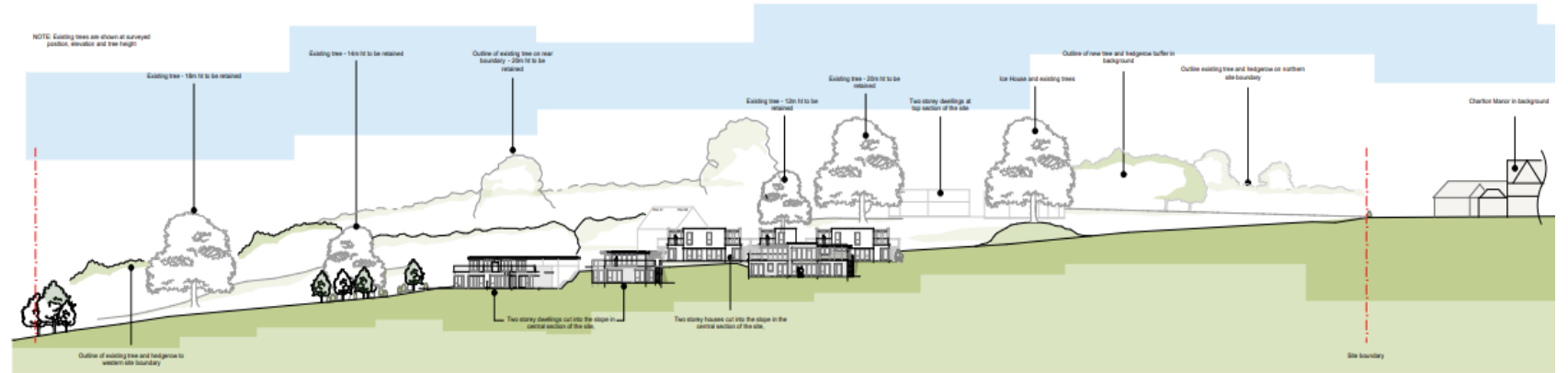


Building scale plan

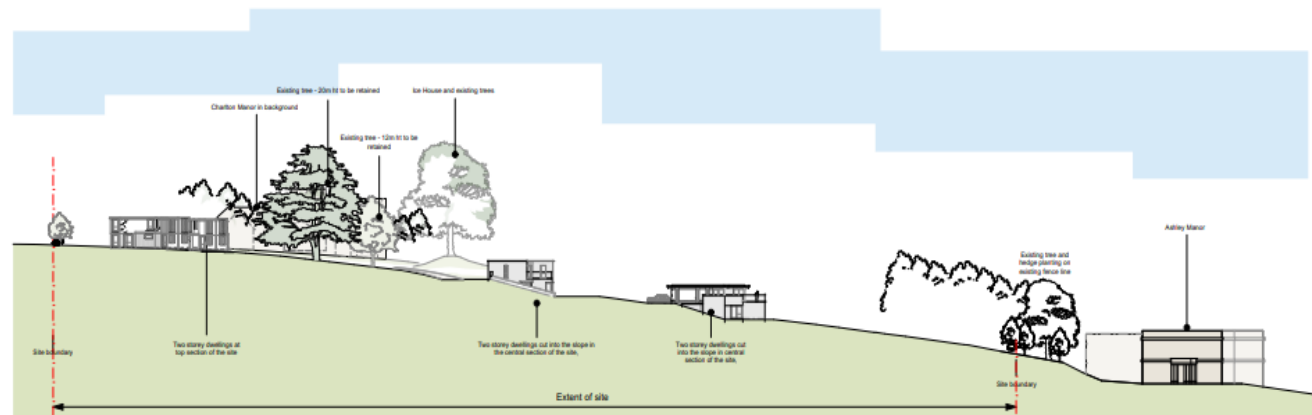


Extent of Development



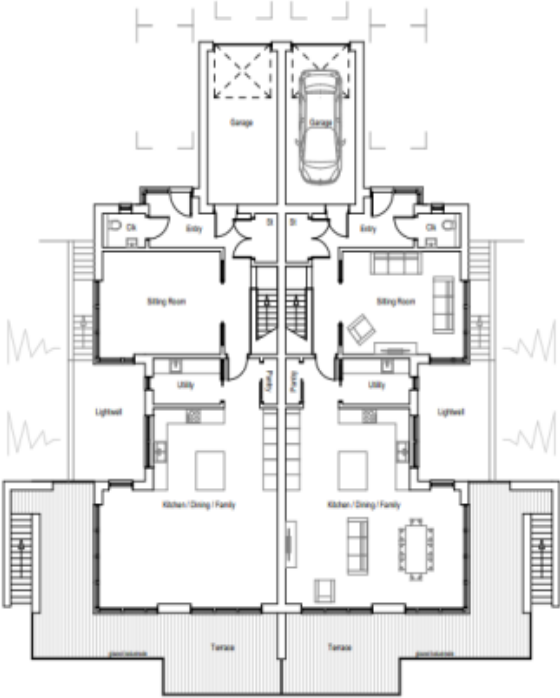


Section A-A

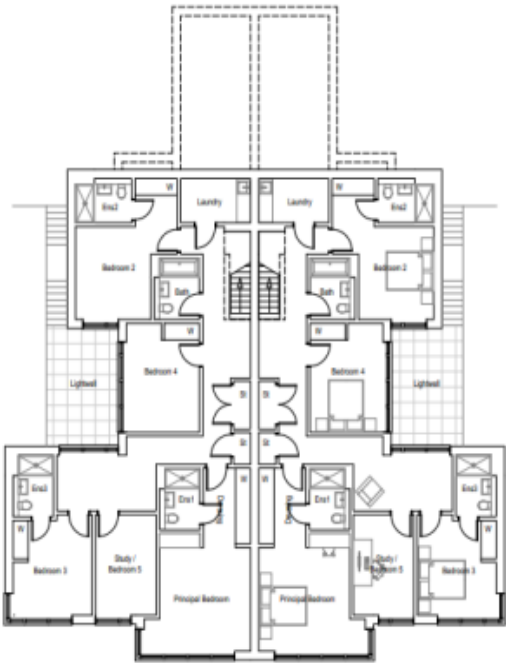


Section B-B

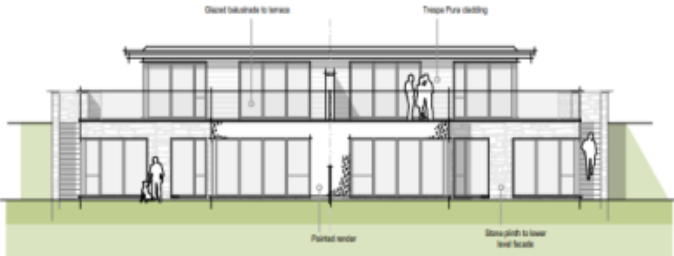
Indicative plans



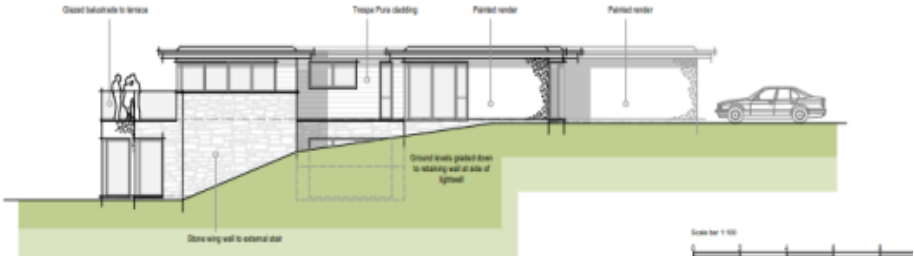
Ground Floor (entry level) Plan
gfa 243sqm



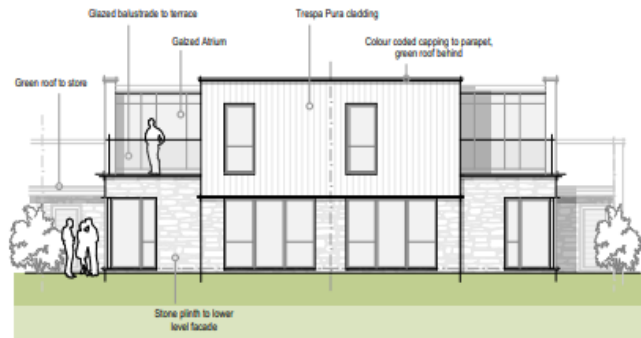
Lower Ground Floor (garden level) Plan



South Elevation



East Elevation



South Elevation



Side Elevation



Ground Floor (entry level) Plan
gfa 146.3sqm



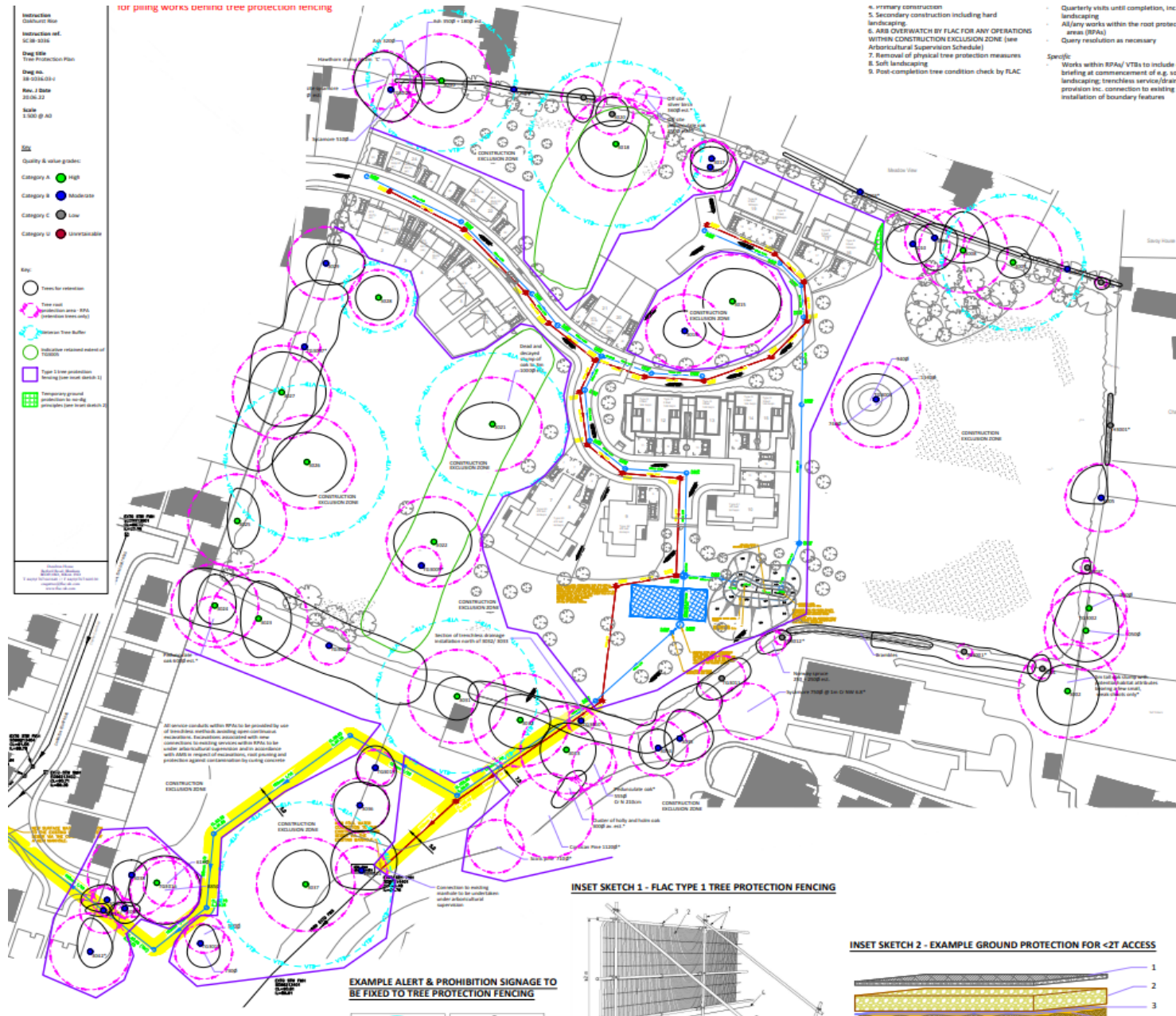
Instruction
 Drafting Note
 Instruction ref.
 SCB-0004
Draw Title
 Tree Protection Plan
Draw No.
 00-0004-001
Rev. / Date
 00/00/22
Scale
 1:500 @ A0

Size
 Quantity & value graphic:
 Category A ● High
 Category B ● Moderate
 Category C ● Low
 Category D ● Unavailable

Key
 ○ Trees for retention
 ● Tree root protection zone (RPA) (protection trees only)
 ○ Retention Tree Buffer
 ○ Retention tree root protection zone (RPA) (protection trees only)
 ○ Tree to be removed
 ○ Tree to be removed (see detail 1)
 ○ Temporary ground protection to be installed (see detail 2)

Drawn by:
 Checked by:
 Approved by:
 Date: 00/00/22

FOR PILING WORKS BEHIND TREE PROTECTION FENCING



1. Primary construction
2. Secondary construction including hard landscaping
3. ASB OVERWATCH BY FLAC FOR ANY OPERATIONS WITHIN CONSTRUCTION EXCLUSION ZONE (see Arboricultural Supervision Schedule)
4. Removal of physical tree protection measures
5. Soft landscaping
6. Post-completion tree condition check by FLAC

- Quarterly visits until completion, inc. of soft landscaping
- All any works within the root protection zone (RPAs)
- Query resolution as necessary
- Specific:
 - Works within RPAs/ VTAs to include operative briefing at commencement of e.g. soft landscaping, trenchless service/drainage provision inc. connection to existing manhole; installation of boundary features

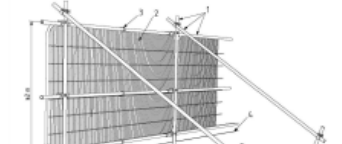
FENCE POST INST

1. Vertical holes to be supervised. Hole of either a hand-l recommended as minimum
2. If present, soil to be broken out to the side of the
3. If roots over 25 to the side of the
4. Roots below 25 using sharp steel severed following
5. Where concrete roots of holes in membrane, such the toxic effects
6. There must be retained trees.

TRENCHLESS DR

1. The drainage re the notional RPA potential for tree Below is an overn precautions to be RPAs. Access for t outer edge of the excavation within
- KEY PRECAUTION
2. Fits for ingress can be inserted a of the RPAs. If it is must be located a
3. Any excavation

INSET SKETCH 1 - FLAC TYPE 1 TREE PROTECTION FENCING



INSET SKETCH 2 - EXAMPLE GROUND PROTECTION FOR <2T ACCESS



EXAMPLE ALERT & PROHIBITION SIGNAGE TO BE FIXED TO TREE PROTECTION FENCING





Extract from Badger report



Key planning matters:

- Principle of development
- Heritage impacts
- Ecology and biodiversity
- Trees, Hedgerows and landscaping
- Design and layout
- Access and highways
- Neighbour amenity
- Sustainability
- Landscape
- Waste and recycling
- Drainage and flooding
- Affordable Housing

Recommendation: Permit subject to signing s.106

Conditions:

1. Time limit
2. Consent for 25 dwelling
3. Submission of reserved matters
4. Approved plans
5. Submission of surface water drainage works
6. Highway improvements
7. Construction management plan
8. Waste management plan
9. Waste and recycling
10. Access completed prior to occupation
11. Provision of parking/turning

12. Cycle parking

13. Travel Plan

14. Visibility splays

15. EV charging points

16. Retention of parking spaces

17. Submission of CEMP

18. Disposal of foul water

19. Control of external lighting

20. Levels

21. Foundations method statement

22. Submission of LEMP

23. Fire hydrants

24. No-dig method in RPAs

25. Maintenance of landscaping

26. Tree Protection Plan

27. No clearance during nesting season

28. Hours of construction work

29. Beechwoods Homeowner Information Pack

30. Improvements to ice house