

ADDENDUM 14.03.19

Item No: 5.1

Application No: 18/01397/FUL Author: Julie Lawson
Date valid: 15 October 2018 ☎: 0191 643 6337
Target decision date: 14 January 2019 Ward: Wallsend

Application type: full planning application

Location: Heraeus Quartz UK Neptune Road Wallsend NE28 6DD

Proposal: Construction of storage barn, new gatehouse incorporating additional offices and welfare facilities building on part of existing car park. Additional car parking to eastern end of site. Change of use of building 3 from B8 Industrial (storage) to B2. Relocation of machines into building 3. Increase the height of part of the roof to the existing building 2 and extension of canopy to loading area. Installation of 5no additional glass furnaces on new internal steel platforms into building 2. Installation of relevant services infrastructure to support additional furnaces. Air Quality Report (21.02.19) (Additional arboricultural information 28.02.19)

Applicant: Heraeus Quartz UK, Mr Dave Wareing Heraeus Quartz Neptune Road Wallsend NE28 6DD

Agent: BT Bell, Brian Bell Burnside House Hexham Business Park Burn Lane Hexham NE46 3RU

RECOMMENDATION: Application Permitted

Further Comments from Landscape Architect in response to submission of Arboricultural Impact Assessment:

An Arboricultural Constraints Plan (ACP), Arboricultural Implications Assessment (AIA dated 1st November 2018) and Tree Protection Plan (TPP) has been submitted along with a revised layout plan that shows the proposed storage barn away from the trees. Thirty-nine significant individual trees within influence of the site have been surveyed. Small trees below 150mm in diameter at 1.5m in height from ground level have not been surveyed in detail and are classified as low retention value as per BS5837 guidelines.

The Tree Protection Plan (TPP) unfortunately does not show the barn in its revised location but having overlaid the information, the new location of the

barn does not appear to impact on the root protection areas of T1 to T7. However, the AIA report and the TPP will need to be revised to show trees T2 to T7 now being retained with protective fencing around these trees.

The existing surface has been shown to be retained under the canopies of T8 to T13 and works should not impact on the RPA's of these trees. New works associated with the car parking will impact on the root protection areas of the trees. The works will require either the removal of trees or experience damage to the roots and/or canopies during construction. The report (AIA) states that ground-works including resurfacing are scheduled near retained trees T14 to T22 within Root Protection Areas (RPAs) and special construction techniques, including 'no-dig' construction, to minimise disturbance to tree roots will be required. There is concern regarding the close proximity of the work in relation to the trees but the AIA claims that providing that appropriate protective measures and construction techniques are enforced during development the trees on site can be retained and should provide amenity benefits for the site into the near future. To ensure this, a series of tree related conditions will need to be applied.

Tree Protection Plan (TPP) and Arboricultural Impact Assessment (AIA)

Prior to the commencement of the development (including demolition and all preparatory work), a *revised* Arboricultural Impact Assessment in accordance with BS5837:2012 for the protection of trees, in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The AIA is to include a tree protection plan (TPP) based on a revised layout. The Tree Protection Plan should show the location and type of protective fencing and include the retention of all trees along the frontage, including trees T2 to T7.

Protection of retained trees/shrubs/hedges

No trees, shrubs or hedges within the site shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or 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 within three 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.

Arboricultural Method Statement (AMS)

Prior to any works starting on site and where works are proposed within the 'Root Protection Area' (RPA) and/or crown spread of a tree, an Arboricultural Method Statement (AMS) in accordance with the recommendations of BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' will be required in order to demonstrate that the proposed

works are practical and can be undertaken without adverse impacts on retained trees. The method Statement is to include the following:

- 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 TPP including particulars of fencing and signage. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority.
- Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees (including the removal of existing structures and hard standings).
- Details of construction within the RPA including hard surfaces and/or scaffolding that may impact on the retained trees including the installation of temporary ground protection
- Details of any construction works and methods of installation required within the root protection area as defined by BS5837:2012 which make provision for protection and the long-term retention of the trees.for the location of any (and not limited to) underground services, carriage way positions, parking areas and driveways, drainage, lighting, fence posts, installation of kerb lines or any structures within the root protection area and /or specialist foundations. Such areas are to be constructed using a 'No-dig' specification and to include works being undertaken by hand or suitable method such as an air spade along with any necessary ground treatments to deal with compacted areas of soil. Details shall demonstrate that any trenches or excavation works will not cause damage to the retained trees and /or root systems of the trees No services shall be dug or laid into the ground other than in accordance with the approved details.
- Details of any changes in ground level, including existing and proposed levels and any retaining structures required within the root protection area as defined by BS5837:2012. Thereafter no changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority. and the effect they will have on finished levels and finished heights.
- Thereafter all construction and excavation works shall be implemented in accordance with the approved details. Any variation to the approved AMS and TTP should be submitted in writing for approval.

Implementation of Tree Protection during development

All works within the RPA of the retained trees that include (but not limited to) kerb installation, fence post installation, lighting and drainage, are to be carried out in complete accordance with the Arboricultural Method Statement, BS 5837:2012 and the National Joint Utilities Group (NJUG) 'Guidelines for

the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees’

Landscape Plan

Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of all new tree and shrub planting and ground preparation noting the species and sizes for all new plant species. The landscaping scheme shall be implemented in accordance with the approved details and in accordance with the relevant recommendations of British Standards; 3936: 1992 and 1984 and BS8545:2014. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Construction Method Statement

The contractors construction method statement relating to traffic management/site compounds/contractor access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires must be submitted in writing and approved by the Local Planning Authority and include tree protection measures for the trees to be retained. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works

Arboricultural supervision

An arboricultural consultant is to be appointed by the developer to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees. The supervision is to be undertaken in accordance with the Arboricultural Method Statement. This condition may only be fully discharged on completion of the development subject to satisfactory written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction.

Clarification from agent on building measurements:

An updated plan has been received from the agent and there are the following amendments (in bold) to the measurements set out in paragraphs 10.4 & 10.5 of the officer report:

10.4 The proposed storage barn measures 30m by 15m and it will be approximately 7.5m from Neptune Road with a shallow pitched roof up to a height of approximately **6.5m** to its ridge and **5m** to its eaves.

10.5 The proposed gatehouse and office building will be 24m by 6m with a height of **6m** and the canopy extension measures 12.5m by 16.5m. The proposed roof extension will increase the height of part of the roof of the building by 2m, taking the overall height of this part of the building to **16.1m**.

Additional conditions:

20. Prior to the commencement of the development (including demolition and all preparatory work), a revised Arboricultural Impact Assessment in accordance with BS5837:2012 for the protection of trees, in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The AIA is to include a tree protection plan (TPP) based on the revised layout. The Tree Protection Plan should show the location and type of protective fencing and include the retention of all trees along the frontage, including trees T2 to T7. Works shall be undertaken in accordance with the approved details.

Reason: In the interests of tree protection, having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

21. No trees, shrubs or hedges within the site shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or 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 within three 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.

Reason: In the interests of tree protection, having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

22. Prior to any works starting on site and where works are proposed within the 'Root Protection Area' (RPA) and/or crown spread of a tree, an Arboricultural Method Statement (AMS) in accordance with the recommendations of BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' will be required in order to demonstrate that the proposed works are practical and can be undertaken without adverse impacts on retained trees. The method Statement is to include the following:

- 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 TPP including particulars of fencing and signage. No operational work, site clearance works or the development itself shall commence until the fencing is installed. The protective fence shall remain in place until the works are complete or unless otherwise agreed in writing with the Local Planning Authority.
- Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees (including the removal of existing structures and hard standings).
- Details of construction within the RPA including hard surfaces and/or scaffolding that may impact on the retained trees including the installation of temporary ground protection.
- Details of any construction works and methods of installation required within the root protection area as defined by BS5837:2012 which make provision for protection and the long-term retention of the trees for the location of any (and not limited to) underground services, carriage way positions, parking areas and driveways, drainage, lighting, fence posts, installation of kerb lines or any structures within the root protection area and /or specialist foundations. Such areas are to be constructed using a 'No-dig' specification and to include works being undertaken by hand or suitable method such as an air spade along with any necessary ground treatments to deal with compacted areas of soil. Details shall demonstrate that any trenches or excavation works will not cause damage to the retained trees and /or root systems of the trees No services shall be dug or laid into the ground other than in accordance with the approved details.
- Details of any changes in ground level, including existing and proposed levels and any retaining structures required within the root protection area as defined by BS5837:2012. Thereafter no changes in levels shall be implemented unless wholly in accordance with the approved details or otherwise approved in writing by the Local Planning Authority. and the effect they will have on finished levels and finished heights.
- Thereafter all construction and excavation works shall be implemented in accordance with the approved details. Any variation to the approved AMS and TTP should be submitted in writing for approval.

Reason: In the interests of tree protection, having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

23. All works within the RPA of the retained trees that include (but not limited to) kerb installation, fence post installation, lighting and drainage, are to be carried out in complete accordance with the Arboricultural Method Statement, BS 5837:2012 and the National Joint Utilities Group (NJUG) 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees'.

Reason: In the interests of tree protection, having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

24. Within one month from the start on site of any operations such as site excavation works, site clearance (including site strip) for the development, a fully detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include details and proposed timing of all new tree and shrub planting and ground preparation noting the species and sizes for all new plant species. The landscaping scheme shall be implemented in accordance with the approved details and in accordance with the relevant recommendations of British Standards; 3936: 1992 and 1984 and BS8545:2014. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter

Reason: In the interests of tree protection, having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

25. The contractors construction method statement relating to traffic management/site compounds/contractor access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires must be submitted to and approved in writing by the Local Planning Authority and include tree protection measures for the trees to be retained. Cabins, storage of plant and materials, parking are not to be located within the RPA of the retained trees as defined by the Tree Protection Plan and maintained for the duration of the works.

Reason: In the interests of tree protection, having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

26. An arboricultural consultant shall be appointed by the developer to advise on the tree management for the site and to undertake regular supervision visits to oversee the agreed tree protection and visit as required to oversee any unexpected works that could affect the trees. The supervision is to be undertaken in accordance with the Arboricultural Method Statement. Written evidence of regular monitoring and compliance by the pre-appointed tree specialist during construction must be submitted and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: In the interests of tree protection, having regard to Policy DM5.9 of the North Tyneside Local Plan (2017).

Recommendation: Application Permitted