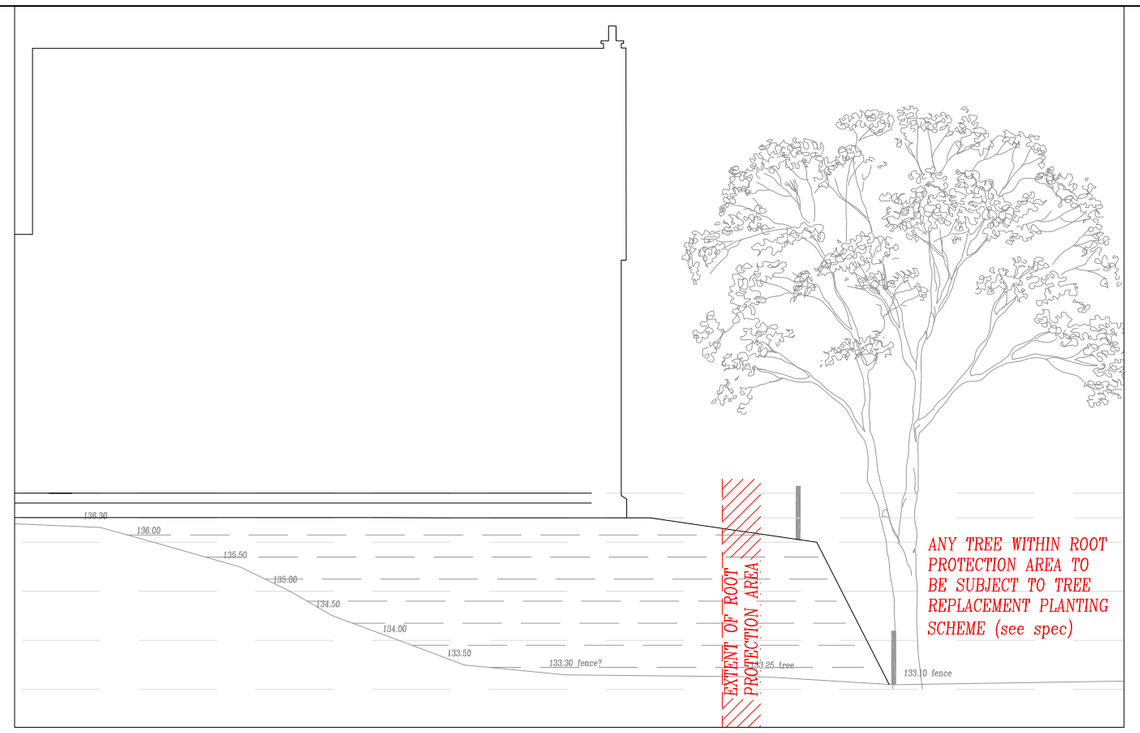
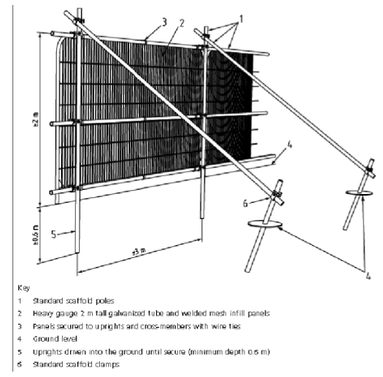


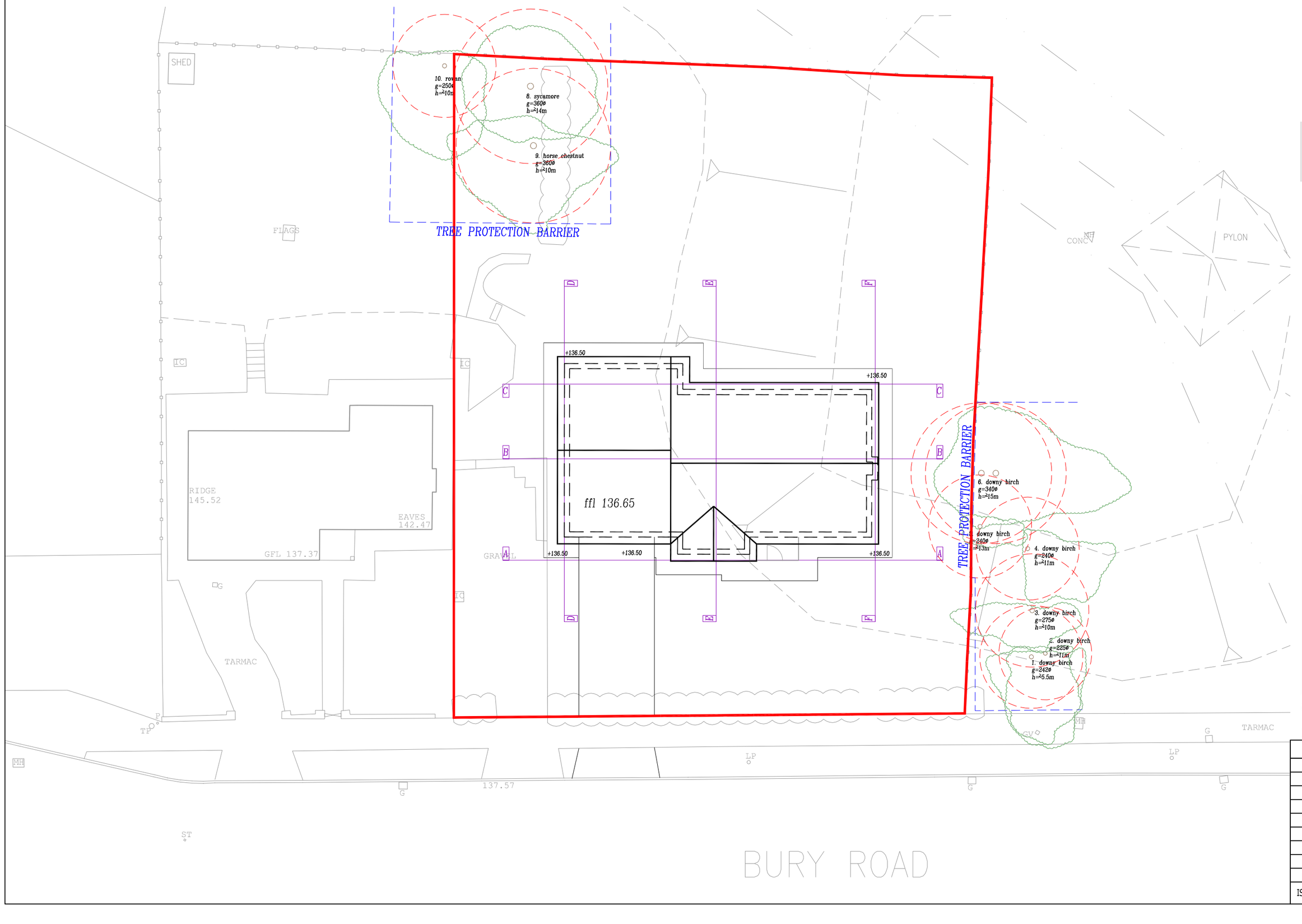
SECTION A–A 1:125 scale



SECTION B–B 1:125 scale



TREE/ROOT PROTECTION BARRIER DETAIL (NTS)



KEY:
EXTENT OF CROWN/CANOPY
AREAS OF MINOR SHRUB OR GROUND COVER
EXTENT OF ROOT PROTECTION AREA
TREE/ROOT PROTECTION BARRIER

OS site location plan
scale 1:1250



GENERAL NOTES.

0.0 This drawing is copyright and is sent to you in confidence it must not be copied, used or disclosed, in whole or in part, to third parties without written permission. It remains the property of TJBA and must be returned on request.

0.1 This drawing is to be read in conjunction with all relevant contractual documents.

0.2. All dims in mm, all levels in m aOD unless o/w stated.

0.3. O.S.B.M. refer to SURVEY DWG by others.

0.4 Site setting–out to be undertaken by Civil Contractor. Setting out dims to be checked on site prior to construction & confirmed with Employer.

1.0 MATERIALS & WORKMANSHIP

1.1 All workmanship & materials to comply with Building Regulations British Standards & Codes of Practice. All materials to be stored, mixed and fixed in accordance with manufacturers instructions & recommendations.

1.2 All provisions for temporary means of support & regulations for Health & Safety at Work to be complied with.

1.3 All works to be carried out to the complete satisfaction of the Employer & Client.

1.4 All works to be carried out in strict accordance with HSE guidance & CDM regulations.

1.5 The contractor must verify all dimensions prior to commencing shop drawings or work on site.

1.6 All services above & below ground to be located, identified, de–commissioned, diverted or protected as necessary prior to & during the course of the work & reinstated on completion, fully in accordance with relevant codes of practice & statutory undertakers requirements.

1.7 Materials & Workmanship shall comply with the reqmts of the Civil Engineering Specification for the Water Industry (Ed 7) and Relevant Water Industry Specifications except where superceded by this Specification.

2.0 TREE PROTECTION

2.1 Tree survey & undertaken in accord with BS 5837:2012

2.2 Tree Protection Areas: designated by red circular diameters around trees. The existing ground level should not be excavated in these areas. No fire lighting, material or chemical storage should be undertaken.

2.1 Tree protection barriers to be installed (see detail) as indicated on plan. Should site construction requirements demand additional penetration in to the root protection areas, the following conditions should be strictly adhered to depending on traffic usage:

a) pedestrian movements only: a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression–resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian–operated plant up to a gross weight of 2 t: proprietary, inter–linked ground protection boards placed on top of a compression–resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

c) for wheeled or tracked construction traffic exceeding 2 t gross weight: an alternative system to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

3.0 PROPOSED DESIGN.

3.1 Any proposed permanent site features within the root protection zones of existing trees should be installed comprising adequate levels of root protection according to manufacturers specifications for specific end use.

4.0 ARBORICULTURAL METHOD STATEMENT

4.1 A precautionary approach towards the protection of the trees will need to be adopted, with actions being taken to reduce any adverse impact on the trees. For this project the following procedures will need to be followed to ensure the trees will be properly protected whilst construction work takes place:

4.2 Installation of hard surfacing and excavation work for foundations will not interfere with any roots within a Tree Root Protection Area (clearly indicated on plan).

4.3 Temporary ground protections will be installed to any of the surrounding trees that may be affected by building works (see diagram above).

4.4 Trenchless soloutions are used if roots run extensively under the planned area for building to ensure pipes or cables will not be damaged by/ or cause damage to roots.

4.5 Preparatory work for new landscaping surrounding the property will not cause damage to tree structure or ecosystems that could have an environmental impact on the trees.

4.6 The damage of any trees during construction that require them to be taken down will be replaced upon completion or otherwise dealt with to the wishes of the client.

TREE REPLACEMENT PLANTING SCHEME

1.0 Planting of any replacement trees, if necessary, will be arranged on a one to one basis with the client.

1.1 Replacement tree planting will be undertaken in the next planting season, following the occupation of the dwelling hereby approved.

1.2 Within 10 years, if the trees have been removed, uprooted, destroyed, die, suffered severe damage or disease, then the trees will be replaced within the next appropriate planting season by trees of similar size and species to those originally planted.

1.3 This is in accordance with policies G6 and G7 of the adopted Rochdale core strategies and national planning policy framework.

PLANNING

AMENDMENTS/ ISSUES			
p1	sects added	nov 2018	ds
p0	original for planning	August 2018	HL
ISSUE	REASON/ CHANGE	DATE	BY

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Proposed
Tree Protection Plan & Details

FILE NAME

SCALE: 1 : 200 @ A2