The Trees team have been consulted on the condition discharge applications for the above development.

Regrettably the scheme was approved without fair assessment of the tree rooting constraints posed by the TPO oak trees on the N boundary ditch (former comments below and attached).

The subsequent condition discharge application for services, and levels shows that it cannot be built out without significant damage/incursions into some of the tree RPA's. The DM team used conditions 4 and 38 requiring compliance with the submitted arboricultural information which I found to be wholly inadequate and unenforceable.

The drainage and levels plans submitted conflict with the requirements of those two conditions.

I recommend that you get detailed clarification from the applicant as to exactly what levels alterations and excavations are desired in the TPO tree RPA's and a revised specific AMS that deals with the issue. Otherwise I would recommend refusal on grounds of direct negative impacts on trees of recognised landscape value from development within recognised areas of rooting constraint.