

**From:** Whalley, Andy  
**Sent:** 08 July 2020 17:42  
**To:** Planning  
**Subject:** Re: Application consultation from South Lanarkshire Council for application no. P/20/0469

Hi Planning,

**The decision should be deferred pending the submission of further information (see below).**

*Reason - Under the UK planning system, South Lanarkshire Council has a statutory duty to ensure, whenever it is appropriate, that in granting permission for any development adequate provision is made, for the preservation or planting of trees. The potential effect of development on trees, whether statutorily protected (e.g. by tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that has to be taken into account when dealing with planning applications. BS 5837 – 'Trees in relation to design, demolition and construction – Recommendations' tree surveys are compulsory for all planning applications that may affect trees.*

*I have reviewed the information you provided and undertaken a desktop review of the site. Trees would be affected by the above proposed development. So far, we have not been provided any information in accordance with BS5837 to enable the council to consider the trees on or adjacent the proposed development. Without providing the compulsory information the council is unable to fulfil its statutory duty to consider and ensure the protection and planting of trees for the proposed development. The nature and level of detail of information required to enable the council to properly consider the implications and effect of development proposals varies between stages and in relation to what is proposed. In line with BS5837 (table B1) I've highlighted below the appropriate amount of information required at this stage. Additional information, and the reserved matters / planning condition stage will be considered during my formal consultation.*

The proposal should therefore be deferred until the following has been provided:

**Delivery of tree-related information into the planning system  
(table B1. BS 5837:2012)**

<b>Stage in process</b>	<b>Expected detail</b>	<b>Additional information</b>
Pre application	<ul style="list-style-type: none"><li>• Tree Survey</li></ul>	<ul style="list-style-type: none"><li>• Tree retention/removal plan (draft)</li></ul>
Planning application	<ul style="list-style-type: none"><li>• Tree Survey</li><li>• Tree retention/removal plan (finalised)</li><li>• Retained trees and soft landscape design, including species and location of new tree planting</li><li>• Arboricultural Impact Assessment (AIA)</li></ul>	<ul style="list-style-type: none"><li>• Existing and proposed finished levels</li><li>• Tree Protection Plan (TPP)</li><li>• Arboricultural Method Statement (AMS) – heads of terms</li><li>• Details of all special engineering within the Root Protection Area (RPA) and other relevant construction details.</li></ul>

Reserved Matters/ planning conditions	<ul style="list-style-type: none"> <li>• Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method</li> <li>• Dimensioned TPP</li> <li>• AMS –detailed</li> <li>• Schedule of works to retained trees, e.g. access facilitation pruning</li> <li>• Detailed hard and soft landscaping design</li> </ul>	<ul style="list-style-type: none"> <li>• Arboricultural site monitoring schedule</li> <li>• Tree and landscape management plan</li> <li>• Post-construction remedial works</li> <li>• Landscape maintenance schedule</li> </ul>
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Please reconsult me once the compulsory information has been provided.

Should you require any further information, please contact Andy Whalley on 01698 717731.

Kindest regards

Andy Whalley HND arb, MArborA  
**Arboricultural Officer**

Community Resources

18 Forrest Street,  
 Blantyre,

Hamilton, G72 0JP.

Email:- [andrew.whalley@southlanarkshire.gov.uk](mailto:andrew.whalley@southlanarkshire.gov.uk)

Councils website:- [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)



*If you own a tree, then we recommend you read this helpful leaflet on Managing trees for safety by National Tree Safety Group (NTSG) <http://ntsgroup.org.uk/wp-content/uploads/2016/06/FCMS026.pdf>*

**From:** Planning <Planning@southlanarkshire.gov.uk>

**Sent:** 03 July 2020 13:00

**To:** Whalley, Andy <Andy.Whalley@southlanarkshire.gov.uk>

**Subject:** Application consultation from South Lanarkshire Council for application no. P/20/0469

Please find attached correspondence from South Lanarkshire Council, with regards to the planning application number P/20/0469,

15 Dunedin Drive

East Kilbride

G75 8QQ

If you have any queries, about the content of the attached letter, please do not hesitate to contact the Case Officer.

Yours sincerely

Morag Neill

Planning officer

Phone: 01698 455053

Email: morag.neill@southlanarkshire.gov.uk

South Lanarkshire Council, 154 Montrose Crescent, Hamilton, South Lanarkshire, ML3 6LB