

TREE PROTECTION ON DEVELOPMENT / DEMOLITION SITES



This guidance note and the illustrations overleaf are intended to expand upon Leeds City Council's standard planning condition for the protection of trees on development or demolition sites. There are regrettable occasions when the requirements of planning conditions have not been communicated to a site manager or site staff. Please that all contract conditions and site work follows this guidance. This note is based on guidance given in British Standard "Guide to Trees in relation to Construction" (BS5837 1991). For further advice, refer to the British Standard or consult an arboriculturalist or landscape architect.

Prior to commencement of **any** development or demolition works (including the siting of site office / sales cabins or site stripping) all existing trees, hedges, shrubs and other natural features not scheduled for removal on the approved planning drawings must be fully safeguarded for the duration of the site works. All such features shall be fenced along a line 1m beyond the vegetation or tree crown spread or at a radius distance equal to at least half the height of the trees, whichever is greater, with the following:

- 1.2m height chestnut paling to B.S. 1722 Part 4, securely mounted on post and two rail framework and clad with fluorescent orange mesh
- 1.8m steel mesh or panel fencing, with anchor blocks and backstays pinned to the ground
- or, where the need for enhanced protection is identified, such as next to haul roads or entrances, with 2.4m height WBP plywood hoarding securely mounted on scaffolding
- or, with the particulars specified on the approved plans and conditions

Pre-printed laminated waterproof signs A4 in size should be fixed securely to fencing posts on each enclosure or at 7 metre minimum intervals as follows:

PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN THE FENCED AREA

Where a site access has to pass through a protected area, special surfacing precautions will be necessary, consult the Development Department's landscape officers.

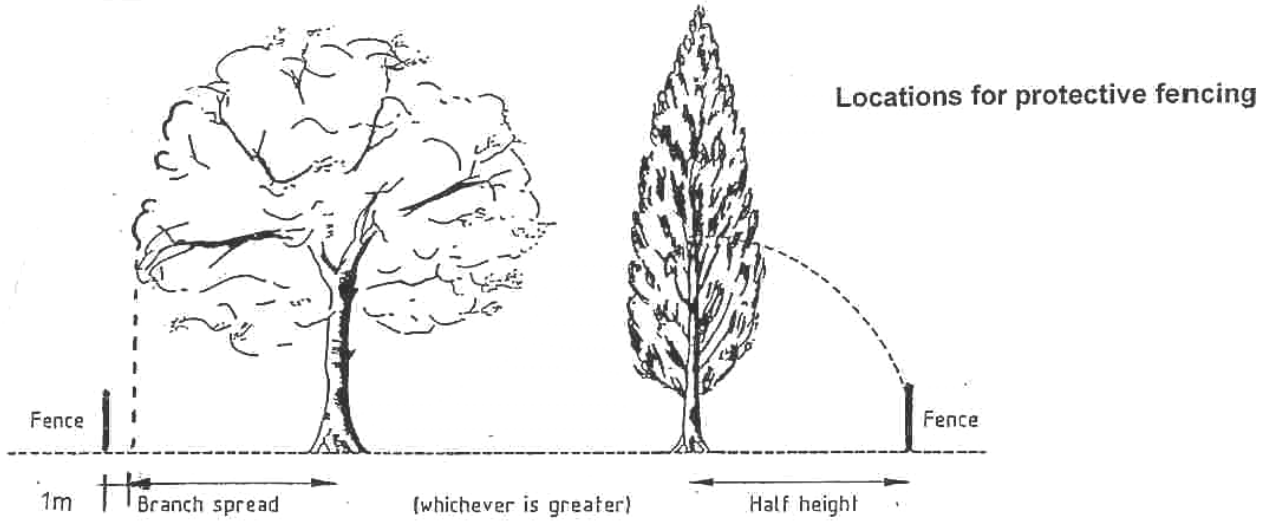
No equipment, machinery or materials are to be brought on site for the purposes of the development until written consent is obtained from Leeds City Council Planning Department that the fence has been constructed in a satisfactory manner. Materials must not be stored within any area fenced in accordance with this condition and the ground levels within those areas should not be altered, or any excavation made (including any underground services) without the written consent of Leeds City Council Planning Department. No fires should be burnt within 20 metre distance of the edge of a tree canopy.

Protective fencing must be retained in position until all equipment, machinery or materials have been removed from the site or until trees in individual gardens have been enclosed with permanent fencing. Topsoil delivery / spreading within fenced areas shall be done by hand.

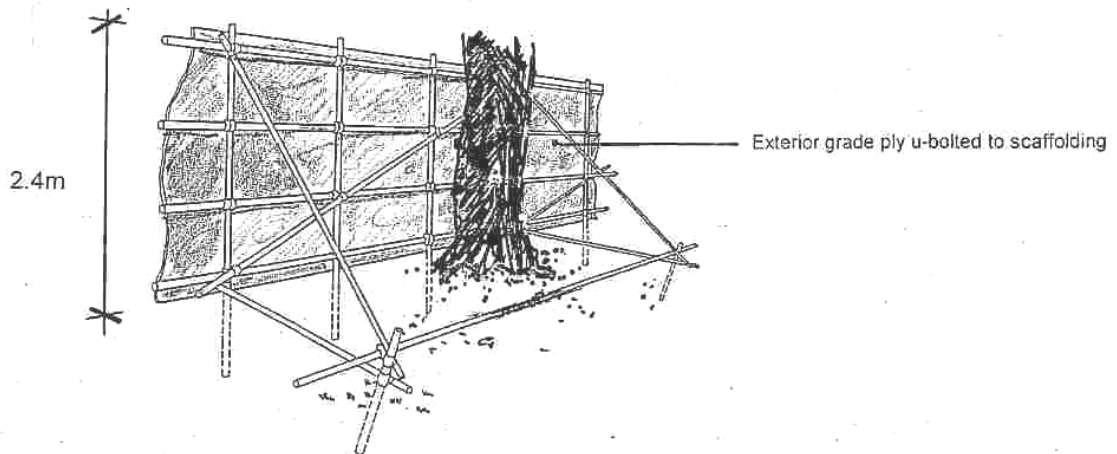
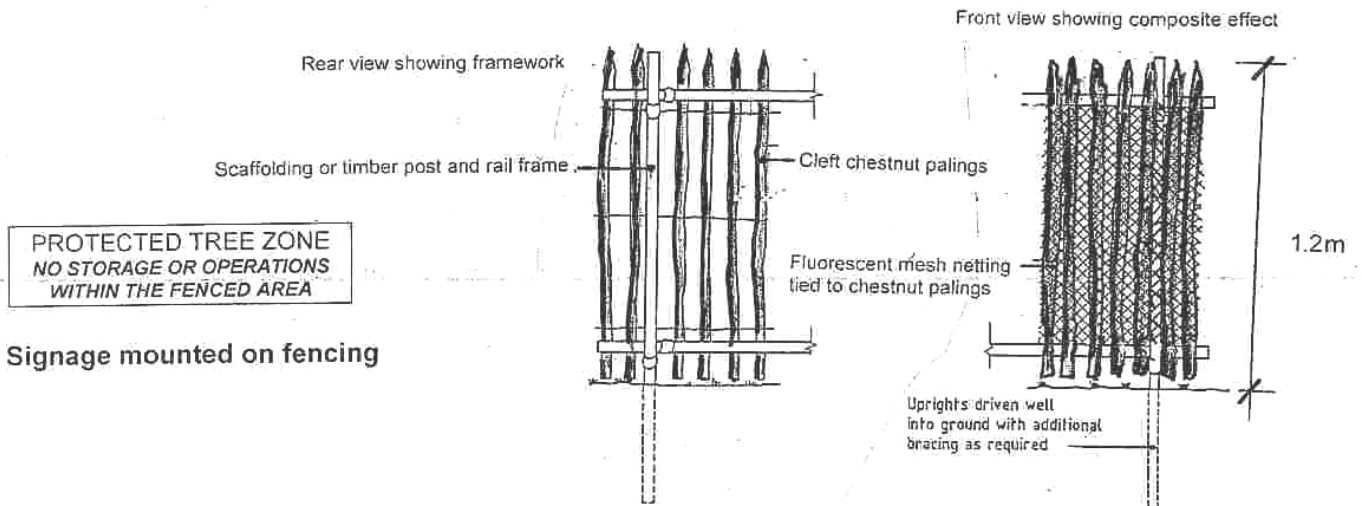
Failure to comply with these requirements could lead to enforcement action, including the issuing of a Stop Notice, until the matter has been remedied. Where damage has occurred to legally protected trees, you may be liable for prosecution.

Please ensure that your building contractor & site staff see this notice

TYPES OF PROTECTIVE FENCING TO TREES



Chestnut paling fencing mounted on scaffolding or timber post and rail



For specially vulnerable locations; 2.4m height exterior grade plywood sheets bolted to scaffolding