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Mr Robert Lankshear

Vale of Glamorgan Council

Dock Office

Barry Docks

CF63 4RT

 28th July 2017

Dear Sirs.

**Town and Country Planning Act, 1990 (as amended)**

**Application No. 2017/00497/FUL**

**Location : Bryneithin Home for the Elderly, St. Andrews Road, Dinas Powys**

**Proposal : Amended parking layout to provide additional parking. Amended turning circle position**

I refer to my letter of the 13/06/2017 regarding the revised car parking/access arrangements at the above site and specifically to the tree survey/impact assessment recently commissioned by the developer.

The report is competent with regard to identifying notable trees and proposed tree management regimes along the boundary between the development site and Dinas Powys Lawn Tennis Club but it seriously underestimates the impact on the pine trees belonging to the tennis club described as G3 on the report. These trees belong to and are on land belonging to the tennis club although the plan attached to the report does not show the correct boundary line. The G3 trees are all protected trees with TPO’s.

The revised planning application shows car parking spaces to the north and south the G3 trees and survey plan clearly shows the root protection area (RPA) being encroached upon by these car parking spaces.

The survey describes ‘limited conflicts’ between the parking areas and the RPA’s of the G3 trees at the northern most end and it recommends the excavation for the spaces is done by hand and any root pruning be done by a qualified arboricultural contractor. The survey fails to take into account the difference in height (1.5 – 2.0 m) between the development roadways/parking and the land on which the trees are situated. Because of the height difference there will have to be some form of retaining wall structure built to the outside of the car parking space as shown on plan which will add another 0.5m to the extent of the intrusion into the RPA. Describing the excavation here as a ‘small section is just not correct as it will be at least 2.0m deep and will result in inevitable root damage which may seriously affect the structural integrity of these protected trees.

To the southernmost end of the G3 trees the RPA is encroached more substantially by a whole parking space and part of another. Here the survey describes a ‘no dig’ construction of the car parking space. With a similar height difference between the trees and the adjoining roadway/parking I fail to understand how a usable parking space will be created without substantial excavation. Again a retaining wall will be required adding to the extent and depth of excavation and intrusion into the RPA.

In the opinion of the tennis club, the survey completely fails to take into account the topography and the practical considerations of creating car parking spaces where proposed. As a result and purely to protect our trees, we wish to object in the strongest terms possible terms to the inclusion of the two car parking spaces in the locations as described. I attach a copy of the tree survey plan on which we have identified the proposed spaces which concern us. We are strongly of the opinion that our ‘protected’ trees should not suffer any incursion or excavation into their RPA’s at all. The whole point of having Tree Preservation Orders should be to protect these trees from avoidable damage.

I would be grateful if you could acknowledge receipt of this letter and ensure that is it published on the Vale of Glamorgan Planning Register. This will be our third letter to you but only one has been acknowledged and published to date.

Yours sincerely

**S.K HOLGATE**

**Chairman Dinas Powys Tennis Club**

Cc Victoria Robinson