

PROTECTED TREE REPORT (TREE WORKS)

Haringey Council, L4,
Alexandra House, Station
Road N22 7TY

Application number	HGY/2023/2895
Application type	Conservation Area Notification
Site Address:	26 Fletton Road Wood Green London N11 2QL
Proposal	Various species throughout site, Sycamore, Ash, Willow, Buddleia. Proposed Schedule Of Works: To remove all trees & vegetation within 10 mts of 26 Fletton Rd to mitigate against a possible Subsidence Claim by the homeowner. Clear all vegetation & trees to form a 1.5 mtr clear strip along the inside of the fence-line to clear encroachment into & over the footpath, clear lighting columns & maintain fenceline. Approx length of fence-line 300 mtrs as marked on site plans Between points - N 530152 E 191362 & N530317 E 191632 (Network Rail owned footpath) Cut back 3rd party vegetation overhanging the footpath from several properties. Chip arisings back onto site where accessible or windrow & rasher arisings on site. Eco-Plug all cut stumps to inhibit re-growth & treat weeds growing along footpath edges.

RECOMMENDATION:	No Objection	
Application date	26/10/2023	
Tree Inspector	DM	Date: 23 rd November 2023

Site

The various trees and scrub, as described above, marked on the plan, and seen in the photographs, are situated adjacent to the public footpath on Network Rail land. They are publicly visible.

A site visit was deemed necessary to determine the appropriateness of the proposed works (22/11/2023 at approximately 11am).

The location is also within the Bounds Green Conservation Area. This protects every tree with a diameter at breast height (taken at 1.5m) >75mm.

Proposal

Tree works proposed.

Various species throughout site, Sycamore, Ash, Willow, Buddleia.

Proposed Schedule Of Works:

To remove all trees & vegetation within 10 mts of 26 Fletton Rd to mitigate against a possible Subsidence Claim by the homeowner.

Clear all vegetation & trees to form a 1.5 mtr clear strip along the inside of the fence-line to clear encroachment into & over the footpath, clear lighting columns & maintain fenceline.

Approx length of fence-line 300 mtrs as marked on site plans Between points - N 530152 E 191362 & N530317 E 191632 (Network Rail owned footpath)

Cut back 3rd party vegetation overhanging the footpath from several properties.

Chip arisings back onto site where accessible or windrow & rasher arisings on site.

Eco-Plug all cut stumps to inhibit re-growth & treat weeds growing along footpath edges.

Issues

I hold no objections to the proposed works.

A site visit revealed scrub and young pioneering trees including Buddleia, Willow, Sycamore, Birch, and Ash adjacent to the track and station platform.

All the above have been coppiced before and regenerated as multi stemmed trees.

There are large swaths of empty land showing recent works of vegetation removal (past Fletton Road to Eleanor Road and further down from Fletton Road towards Bounds Green Road). The seed bank, as above, have and will regenerate in these areas.

Network Rail have utility rights and often such works are part of their tree management strategy for vegetation adjacent to the rail track. They often, as notification, a courtesy, and wider consultation, inform the relevant Local Planning Authorities.

The trees individually are low grade and not worthy of a Tree Preservation Order (TPO).

I concur with the proposed mitigating works for direct damage to the fence line, clearing the footpath, and the lighting columns. The works will allow temporarily lighter conditions to the footpath and make feel safer the right of way.

We have been in correspondence with the applicant. Regarding indirect damage, as a Local Authority we are evidence led. We have requested historic subsidence investigation records. There appears to be none. However, should they surface, we will review them.

Subsidence or no subsidence as described above the trees are not worthy of a TPO therefore works can commence.

Works will need to be done outside the nesting season. Regeneration will soon restore the habitat for wildlife.

Network Rail have agreed, as mitigating works to any subsidence claim adjacent to 26, to take a 1.5 strip rather than a 10m strip until any soil analysis and level monitoring results are presented.

For the reasons stated above there is no objection to a 1.5m strip or 10m strip being removed.

Recommendation

No Objection