



Memo.

Date: 3rd February 2010
To: Planning
Cc: -
From: Miriam Hill
Subject: S6/2009/2661/FP – Installation of car lift beneath the parking area
WEST LODGE, COOPERS LANE, NORTHAW

I have reviewed the proposals for the above site and refer to drawings labelled CP039A and NGS/010A, the Design and Access Statement and the Arboricultural Implication Study and Tree Protection Strategy.

The application includes a full Arboricultural Implication Study with Tree Protection Strategy. I have no amendments to this document. If the works are carried out as outlined in this document there can be no arboricultural objection.

I was unable to find any specification as to how any liquids within the unit are to be drained or disposed of. The instillation of this unit will have an effect on water movement in the soil. Tree roots will grow to take advantage of any water supply. A possible leak or drainage of oil, salt water or other toxin liquid into the roots environment could be disastrous to the trees.

I therefore suggest a condition be attached to the approval with regard to the disposal of waste water:

CONDITION: Details shall be submitted to the Local Planning Authority, prior to the commencement of the development hereby permitted detailing how all surface water draining and any hydraulic liquid from the car lift and maintenance shaft shall be only discharge via a sealed drainage system to an appropriate oil interceptor/separator prior to discharge. The outlet from the oil separator shall be provided with a cut-off valve to

prevent flow in the event of discharge being significantly polluted. The approved details shall subsequently be implemented during construction and retained thereafter.

REASON: To reduce the risk of the trees being exposed to hazardous liquids.

I hope that these comments are clear and that if you need anything further then please contact me.