Newton Haye – Proposed installation of 3no Luxury Glamping Pods/Chalets

Site Address:

Grounds of - Newton Haye

Falling Foss

Sneaton

YO22 5JD

Management Property Address:

Newton Haye

Falling Foss

Sneaton

YO22 5JD

Proprietor:

Owners of Newton Haye – Mr & Mrs Beamer

Proposed Policy Guidance:

Policy UE2 of the North York Moors Local Plan adopted in July 2020.

NYM\2023\ENQ\19795 – Pre Application advice from Mrs Hilary Saunders

Site Description:

Newton Haye and the adjacent land is located close to/within the valley forming Littlebeck/Falling Foss. Approximately 2 miles from the small village of Sneaton. The site is South West facing on a slight gradient, providing excellent panoramic valley views over moorland, forest and farm land. The make up of land is approximately 5 acres of mown grass, 0.5 acres of Woodland and 0.5 acres of hardscaping/dwellings.

The above mentioned woodland area is where the proposed development is to be located. This area is made up of primarily mature Oak & Sycamore Trees. There are currently approx 38 existing trees, creating a lush green canopy for the majority of the year. As previously mentioned, this area of woodland is on a slight gradient down towards the West.

Existing Buildings Onsite

The primary dwelling of Newton Haye forms a recently renovated family home of which the attached field/woodland forms the proposed site. Then existing property is of sandstone construction with grey slate roof. Originally built circa 1960 and renovated in 2022. Adjacent to the primary residence is a detached garage building, also built of sandstone circa 2000.

Existing Boundaries

The boundary of Newton Haye and the attached land is primarily bordered by sandstone dry walls to the North where the boundary is separating the land from the gravelled access road.

The boundaries to the S/E/W are typically formed of timber and steel fencing where these meet the ancient woodland, however a dry sandstone wall to the West creates a boundary between the land and the 'Coast to Coast' footpath.

Adjacent Buildings & Landscape

To the North of the site is primarily access road, beyond this is a built up environment of stone farm dwellings, converted into residential buildings, the majority of which are rented to Anglo American at present for their overseas consultants, further more there is a live farm currently housing livestock.

To the North West, the wooden site boundary separates the land of Newton Haye with the frontage of Newton House, a Grade 2 listed stone built Manor House which is currently privately owned and was formerly an outdoor centre for children. Currently this boundary is damaged and requires upgrading/repairs.

To the East, South and West, the land of Newton Haye is bordered by protected Ancient Woodland. Further across the valley woodland is the Foresty Commission site of Maybeck Plantation and Farmland for grazing.

Access

Access to the area of Falling Foss is provided through a single lane tarmac NYCC adopted road off the B1416, which follows the gradient of the land until reaching the turn off to Newton Haye and the surrounding dwellings. It is at this point that the road becomes of concrete construction, upon reaching Newton Haye, the private road becomes of a hard core/gravel nature before finally reaching the existing steel gated entrance to woodland/land of Newton Haye where the pods would be accessed from. Further beyond this entrance on the private road, takes you to the final/furthest point which is the entrance to the aforementioned Newton House.

Leading through the gate to Newton Hayes land is an existing hardcore hard standing.

It is proposed to create 4no parking spaces, 1no of which is to be of 'accessible' size requirements. Totalling 3no onsite resident vehicles & an allowance for any maintenance visitors.

Limiting the site to 3-4no vehicles keeps vehicle numbers and associated traffic/noise disturbance to a very minimum, despite there being approximately 8-10no passing places between site and the B1416.

Although the site is well screened, guests will be advised and reminded prior to arrival to maintain dipped beams if arriving during the evening/low light conditions.

Whether reverse parked or otherwise, the proposed parking offers adequate room for turning a vehicle so exiting site is made in a forward facing motion, eliminating risk of collision. The private entry road being of hardcore nature, naturally keeps residents at a sub 10mph speed, mitigating any potential risk collisions when entering/existing the proposed accommodation.

As 15-20% of vehicles are now electrically powered, we deem it essential to provide at least 1no EV Charge Point for visitors, to ensure the site is somewhat future proofed.

Market research tells us there is a distinct lack of accessible accommodation within the local area, the design of our parking, pathways and nearest chalet to the parking have all been designed in mind of creating an accessible space for all. Whilst not meeting full Building Regulations PART M requirements, this has been shown to meet 'Ambulant' needs.

Proposed Accommodation Design:

Inline with Policy UE2 of the North York Moors Local Plan adopted in July 2020.

Design of the accommodation has been carefully selected to complement both the natural surroundings and the existing surrounding buildings. The use of a dark exterior cladding, to mimic the tones and textures of the surrounding tree bark further blending the buildings into the surrounding landscape whilst a slate grey roof covering pays homage to the surrounding dwellings.

Glazing is predominantly kept to the South West facing elevation allowing both the view and the light to be maximized from within, whilst a small horizontal window provides natural light to the bathroom/ensuite.

Each Pod has its own small private terrace to allow guests to enjoy the views from outside, without encouraging them in to the space of others. Due to this being a raised deck, the terrace will include a light gauge balustrade to meet building regulations. This rear terrace is to be partially covered via a fixed canopy formed within the structure, this provides both shelter and limit any potential evening light pollution, to compliment the dark skies strategy of the NYNMP.

Inside, each pod is to have heating, water and drainage connections, therefore providing a suitable base for a weekend escape to the countryside.

The aim is to have 1no accommodation made 'accessible' to ensure the facilities and surroundings can be enjoyed by all, as per above it is noted there is a lack of accessible accommodation within the area.

We feel keeping the number of Pods at 3no, pays respect to not overdeveloping the local area/surrounding vicinity both aesthetically and from an overcrowding perspective.

C**onstruction Principals**

The accommodation structure is to be built typically using natural resources e.g. timber. Which will be elevated from the ground slightly, through the use of 'screw piles'. The use of screw piles serves multiple purposes, in particular avoiding root damage to the surrounding trees.

Root protection is at the forethought of the construction process and engagements with Charles Prowse M.Arbor.A Arboricultural Consultant have highlighted the below methods to be used:

- Screw piles for structural support
- Ground protection matts to be used for routes of heavy foot traffic and/or machinery.
- 23mm thick rubber grass matt for any parking area and walkways, to avoid the need for scraping back and hard packing hardcore.
- Rain water collected from the roof space to be redistributed underneath the accommodation, eliminating any patches from becoming excessively dry and/or damp.
- Services trenches are to be hand dug parallel to the roots, this avoids major disturbance and damage to roots.
- Services are to be routed to the South/West away from the trees, rather than through them.

Limiting Local Impact

It is imperative to all that disruption of the local environment is kept to the absolute minimum, as the very attraction of the area is its simplicity and serenity. We have identified the below to assist in ensuring this is kept in check:

Noise – As the accommodation provides 1no double bed per property, guests are likely to be visiting couples and/or single persons, nature of which typically lends itself to lower noise levels than if the accommodation were aimed at larger parties and/or families. The pods/chalets are to be monitored and managed by the owners of Newton Haye, living onsite monitoring all activities.

Additional Boundary Planting – Additional boundary planting will increase throughout as per the proposed site plan. It is envisaged that additional planting will be only of native species to the area. This planting will increase wildlife habitats, carbon capture, decrease visual impact of any structures and acoustically dampen any travelling sound.

Lighting – Lighting is required to the pathways and entrances of the pods to aid access during darkened hours. Lighting is to be switched using PIR sensors, therefore lighting will not be permanently on, only during actual physical human movement. All lighting is to be downward facing, limiting impact on the tree canopy above. We have selected the fitting Modern Leya LED pillar light as a potential suitable option.

Tree Care – As per the Arboricultural survey provided by Charles Prowse M.Arbor.A Arboricultural Consultant, a number of trees have been identified as required felling due to being deceased, it is also noted that all trees require further maintenance to enable them to flourish. All works detailed within this survey are proposed to be carried out as part of the initial construction phase. A maintenance strategy for the woodland has been proposed, this will be incorporated into the ground maintenance scheme to be carried out once operational.

Additional planting – Additional planting has been proposed to form screening between each pod/chalet. As above this carried out a multitude of benefits to the surroundings in the form of increasing wildlife habitats, carbon capture, decrease visual impact of any structures and acoustically dampen any travelling sound.

Proposed Services

It is proposed that the 3no pods will be connected directly to the existing Klargester sewage treatment plant. This has been calculated to be sufficient to cope with additional waste from the occupants based on 2no persons per pod, average.

The pods will utilise the existing site 100A electrical network, for hot water, heating and lighting. There is an existing 6.5kwh Solar PV array and battery storage, contributing to the loads in a sustainable manor.

The pods will be connected to the existing spring water system, which is currently monitored internally biweekly and professionally analysed every 6 months. This is classified as safe to drink/potable.

The foundations to the dwellings would be minimal, due to the light weight nature of the construction being timber.

Management:

The pods would fall in the grounds of Newton Haye, which has been respectfully restored/renovated in 2022. It is proposed that the management of the pods is undertaken by the current occupants living in Newton Haye, as they are able to closely monitor the facilities and manage any disruption should this arise. Management would closely monitor the water supply to ensure it remains potable at all times.

Overall the proposed additional planting and management of the woodland would have nett positive impact on the environment and surroundings.

Accommodation Types:

The local vicinity lacks 'accessible' accommodation, we would like to propose that 1no pod would be level access/wheel chair friendly to provide a base for less able bodied persons to be able to enjoy the beautiful scenery and surroundings on offer. A small level access track would be formed from the near by parking to the pod/s.

Tourism:

Joining The North York Moors Tourism Network, there is an invested interest in promoting aspects such as dark skies/star gazing and other outdoor activities (EBiking, Hiking etc). The proposed site conveniently backs onto the Coast to Coast path, which has now been classified as a National Trail. Again, we feel that the proposal of an accessible accommodation/pod would further help open the area to people of all ages and physical abilities.

Thank you for taking the time to review the proposal.

Paul Beamer

Newton Haye

elliottconsultancyltd.
arboricultural consultants

Location:
Newton Haye,
Sneaton

Report Type:
Arboricultural Method Statement
inc. Impact Assessment

Ref:
ARB/CP/3234

Date:
February 2024

Arboricultural
ASSOCIATION
Professional Member

Wrens Nest, Underhill, Glaisdale, North Yorkshire, YO21 2PF
Tel – 01947 897001 Email: enquiries@elliottconsultancy.com
www.elliottconsultancy.com

Company Registration No: 5515572 VAT No: 89226571

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Appendices

1 Introduction

1.1 This arboricultural method statement has been prepared by Charles Prowse of Elliott Consultancy Ltd at the request of the client. It will provide details regarding the retention and protection of trees during the proposed construction works at Newton Haye, Sneaton.

1.2 **Scope of the report:**

- This method statement provides arboricultural information and advice in relation to the proposed construction works at Newton Haye, as detailed within Appendix 4.
- It will outline any trees to be removed prior to development and those to be retained along with any pruning required. Also provided are details of all measures recommended for adequate tree protection including any special construction measures to be utilised.
- It should be used to guide the construction process in order to minimise potential damage to retained trees.
- It will detail, within the Arboricultural Tasks Sequence Table (Appendix 1), a timescale for implementation of these tree works and protective measures in reference to the development period.
- A survey of the trees, conforming to British Standard 5837 'Trees in Relation to Design, Demolition and Construction' 2012 was undertaken on the 9th of October 2023.
- The locations of the trees upon the Tree Constraints Plan (Appendix 3) and Tree Protection Plan (Appendix 4) are as per the positions indicated upon the topographical plan provided by the client.

1.3 **Prior to site works commencing, especially ground preparation, this Arboricultural Method Statement needs to be given to the site manager and used as reference during the development period, with particular attention paid Sections 5-7, and Appendices 1, 2, 4-8.**

2 Site Information

2.1 The area surveyed and the extent of which is covered by this method statement is within the property of Newton Haye, Sneaton. Figure 1 shows the extent of the area.

Figure 1: Area Covered (highlighted)

Map data ©Google Imagery

2.2 The survey area, which measures approximately 0.25ha, is a copse of trees located to the north of the house and outbuilding, and on the edge of a field. There is a gated access into the field immediately to the north of the trees with a hardcore-covered area connecting the access to some storage containers.

2.3 Details of these trees are annotated upon the Tree Constraints Plan (Appendix 3) and Tree Protection Plan, Appendix 4.

2.4 Checks using the North York Moors Nation Parks website indicated that as of the 11th of October none of the trees were covered by Tree Preservation Order or located within a Conservation Area. Defra's Magic Map website indicates that approximately 165m due west of the copse is woodland classified as Ancient and Semi-Natural.

3 Tree Category Evaluation

3.1 The criteria used for evaluating how suitable each tree is for retention within a development is that suggested within 5837:2012.

3.2 BS5837:2012 notes that all trees apart from those with stem diameters <150mm or classified as Category U should be considered for retention and viewed as a potential site constraint. When inspected, each tree and or group feature is assigned one of four categories that signify how suitable that tree/group would be for retention within any development proposals, and therefore the degree to which it should constrain the site. The four categories are as follows:

3.2.1 **Category A** (coloured green) trees are those of high quality and value, and of a condition whereby they could make a substantial contribution to the site. The retention of Category A trees should be considered during the design phase and afforded adequate physical protection during the construction phase in accordance with BS 5837:2012 where retained. This means keeping proposed features and alterations to ground levels outside of root protection areas and crown spreads so as to ensure that the tree remains in an adequate condition post-development. Root protection areas and crown spreads are displayed upon the Tree Constraints Plan, Appendix 3. Twenty-nine trees were classified as Category A.

3.2.2 **Category B** (coloured blue) trees are those of moderate quality and value, and of a condition that they make a substantial contribution to the site. The retention of Category B trees should be considered during the design phase and afforded adequate physical protection during the construction phase in accordance with BS 5837:2012 where retained. Twelve trees were classified as Category B.

3.2.3 **Category C** (coloured grey) trees are considered to be of low quality and value, but of an adequate condition to remain in the short-term. Trees with a stem diameter of less than 150mm (measured at 1.5m above ground level) are classified as Category C; these trees should also be retained where possible but where they form a significant constraint to development their removal should be permitted. Where they are to be retained, they should be afforded adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012. Two trees were classified as Category C.

3.2.4 **Category U** (coloured red) trees are of such a condition that any existing value would be lost within 10 years. As a result it is recommended that Category U trees are not considered a constraint for development and are removed prior to construction commencing. Three of the trees were classified as Category U.

3.2.5 In addition to the four main categories explained above, each tree/group is assigned a sub-category which signifies its overriding value as determined by the surveyor, which is noted by adding a suffix of 1, 2 or 3 alongside the category letter. 1 signifies that the trees/groups main value is arboricultural e.g. it may be a particularly good example or may be rare. 2 signifies that the overriding factor was due to the landscape value that the tree/group provides e.g. it may be part of a group feature such as a screen. 3 indicates that a cultural factor was the overriding value e.g. it may have historical or commemorative importance.

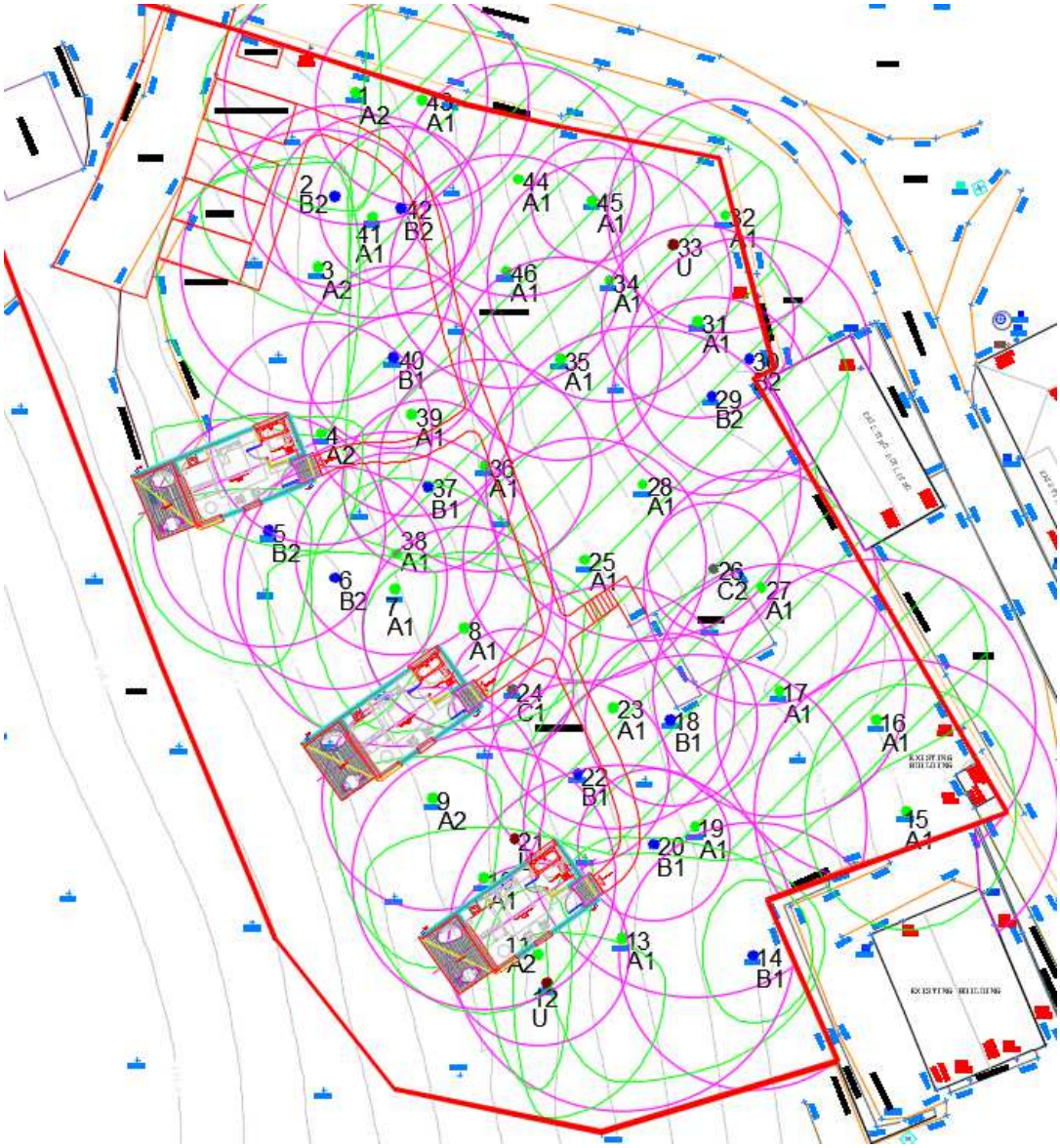
Summary of Categories Awarded			
Category	Tree Numbers	Group Numbers	Hedgerow Numbers
A	1, 3, 4, 7-11, 13, 15, 16, 17, 19, 23, 25, 27, 28, 31, 32, 34-36, 38, 39, 41, 43-46		
B	2, 5, 6, 14, 18, 20, 22, 29, 30, 37, 40, 42		
C	24, 26		
U	12, 21, 33		

4 Design Proposals Arboricultural Impact

4.1 This section concentrates on the proposed development and how it relates to the current tree population within the site. Any conflict issues between the proposed layout and existing trees are discussed and remedial options, where possible, suggested.

4.2 As displayed within Figure 2, and in greater detail within Appendix 4, it is proposed that three lodges with supporting infrastructure including parking, access paths and utilities will be constructed within the site.

Figure 2: Proposed Layout



4.3 **Conflict 1: Loss of trees due to the proposed layout**

Whilst none of the trees would require removal to enable construction of the proposed layout, we would recommend the removal of a small number of poor-quality trees to abate possible safety issues.

Mitigation / Countermeasure: Tree numbers 12, 21 and 33 are recommended for removal due to being either dead or in a state of advanced physiological decline. It would not be appropriate to retain these trees whilst introducing new structures and guests in close proximity.

4.4 **Conflict 2: Construction within close proximity to trees.**

Almost all of the proposed structures are within or close to root protection areas and crown spreads of trees within the site.

Mitigation / Countermeasure: The individual elements proposed are discussed below along with the mitigation measures specified to limit the impacts to the trees.

Lodges: The lodges will be elevated above ground level and constructed upon screw piles, thus avoiding excavations. The piles will be installed using a hand-operated driver and not a piling rig to avoid the use of plant within the root protection areas.

A 3-metre-wide area of ground protection will be installed around the footprint of each lodge prior to construction to reduce compaction of the soil. A specification for the ground protection is provided within Appendix 6, with the areas needing to be covered noted upon the Tree Protection Plan (Appendix 4).

The lodges will be constructed in situ. This approach eliminates the requirement for heavy plant to lift prefabricated sections, and the excessive crown pruning that would be required to enable that.

To avoid the ground beneath the lodges becoming barren a system of perforated tubes will be installed underneath the lodges and connected to the downpipe to distribute rainwater collected from the roof.

Parking: The parking bays will be accessed via an existing hardcore-covered area. It is proposed that the parking bays and adjacent bin store will be constructed using a cellular confinement system to avoid the necessity to excavate within the root protection areas. This above ground construction technique will result in raised finished levels so the existing hardcore area will need to be built up to match.

Access paths: The lodges will be accessed from the parking area via a path through the woodland. In order to minimise potential impacts from construction it is proposed

that the route will be cleared of debris, a geotextile laid and covered with bark mulch or wood chips contained by timber boards installed on either side of the path. Minimal lighting will be required along the path which could be fixed to slender driven posts. Electricity will be supplied via an armoured cable pinned to the timber edge boards or encased in an aboveground conduit to avoid excavations.

4.5 **Potential Conflict 3: Location of utilities runs with Root Protection Areas.**

Damage can be caused to root tissue during the installation of utilities runs.

Mitigation / Countermeasure: The utilities required by the lodges will be brought in from the field side of the woodland to limit excavations required within root protection areas. Wherever possible, the utilities will be elevated above ground level. Excavations within root protection areas that cannot be avoided must be undertaken in accordance with Appendix 7. Any works to existing utilities will be undertaken with regard for the retained tree cover and will be in accordance with NJUG (National Joint Utility Groups) guidelines.

4.6 **Potential Conflict 4: Damage to trees within site during construction.**

Trees may be damaged due to a variety of reasons during a development process.

Mitigation / Countermeasure: A physical demarcation will be created between the retained trees and the construction areas to ensure that the trees and the medium within which they are rooting are protected from damage. The actual method of creating the demarcation might vary, where appropriate, but will typically be a physical barrier. The location for the barrier is detailed upon Appendix 4 with a specification within Appendix 5.

4.7 **Potential Conflict 5: Pruning trees to create clearance to structures.**

Trees overhanging the proposed infrastructure will require pruning to be carried out prior to construction.

Mitigation / Countermeasure: Pruning operations would primarily be limited to crown lifting of the trees over the proposed lodges, parking area and paths, however some shortening of limbs might be necessary when providing clearance to walls of the lodges. All pruning operations would be undertaken in accordance with BS 3998:2010 Tree work. Recommendations.

4.8 **Potential Conflict 6: Damage to structures from trees.**

Trees are capable causing damage to structures either directly, such as physical contact damage or indirectly given the right conditions, such as subsidence.

Mitigation / Countermeasure: Chapter 4.2 ‘Building near Trees’ of the NHBC Standards should be consulted by those responsible regarding building foundation depths required according to the species of adjacent trees, and for suitable species to be planted given their intended positions to new and existing structures.

5 Pre-Development and Site Preparation Works

5.1 Refer to Appendix 1 for stage specific tasks.

5.2 Prior to any site works commencing, the following arboricultural specific actions need to be implemented:

a) An arboricultural contractor should be sought, and the tree works recommended within Appendix 2 undertaken.

b) A supplier needs to be sought to provide the tree protection features as agreed with the Local Planning Authority.

5.3 Once the aforementioned tasks have been completed and prior to any site work the tree protection features need to be installed as per the Tree Protection Plan (Appendix 4).

5.3.1 The barriers need to be installed according to the locations found on the Tree Protection Plan, Appendix 4 and conform to the specification within Appendix 5, unless a suitable alternative is agreed with the Local Planning Authority. All weather notices should be attached to the fencing marked with the following: '*Construction Exclusion Zone - Keep Out'* (a notice is provided within Appendix 8).

5.3.2 The ground protection must be installed according to the location of Appendix 4 and the specification within Appendix 6.

5.3.3 The project arboriculturalist or Local Authority Tree Officer should check the correct installation of the protective features prior to any site works commencing.

5.4 Material storage must be confined to areas outside root protection areas.

5.5 A copy of the Tree Protection Plan must be available on site.

5.6 Activities that could be harmful to root tissue (e.g. excavation, mixing of and washing out toxic substances such as cement) should be avoided in close proximity to trees.

6 Tree protection measures during development

6.1 Refer to Appendix 1 for stage specific tasks.

6.2 All ground levels where trees are located should be maintained. Changes to soil levels adjacent to trees can severely affect the trees structural integrity and its ability to gain moisture and nutrients from the surrounding soil. Unavoidable level changes that may affect retained trees, and not already accounted for within this method statement, should be assessed by the project arboriculturalist.

6.3 Building material storage and operations that can contaminate soil, such as cement mixing, must be confined to areas outside the root protection areas, which includes the new parking area once created.

6.4 Fires should not be lit within 5m of the foliage or drip line of the tree. Care should be taken and the fire should not be allowed to become large, and the wind direction noted.

6.5 The trees should not be used to attach notices, cables or other services.

6.6 The installation of any underground services near or adjacent to trees on the site shall conform to the requirements of National Joint Utilities Group (NJUG) publication Volume 4 (November 2007). If relevant, the intended service routes will be noted upon the Tree Protection Plan, Appendix 4. Additional information regarding excavations within root protection areas are provided within Appendix 6.

6.7 At the beginning of the construction phase, the site manager will appoint a delegated site representative who shall be responsible for continued checking of the protective barriers to ensure it is compliant with the exclusion zone. Appendix 9 contains a record sheet that can be copied for such use.

6.8 As recommended within BS 5837:2012, and specified within the Arboricultural Tasks Sequence Table, the development site should be visited by the project arboriculturalist on occasions to provide any arboricultural advice necessary and to ensure the efficacy of the Tree Protection features. Contact between the project manager and project arboriculturalist should be maintained throughout the works period so that supervision can be provided when operations with the potential to damage retained trees are being undertaken. Key stages that will require the attendance of a qualified arboriculturalist with evidence of the visit provided to LPA are:

- Inspection of tree protection features prior to site works commencing.

- Unarranged spot check(s) carried out during the course of the build.
- Supervision of construction activities that could lead to damage of retained trees.
- Site visit to ensure all development operations have been completed prior to tree protection features being removed and to inspect the condition of the trees.

7 Post-Construction Considerations

7.1 Refer to Appendix 1 for stage specific tasks.

7.2 Only once all major construction works have been completed can the protective barriers be removed.

7.3 Post development landscaping should be kept to a minimum within the root protection areas of retained trees.

7.4 Since trees are capable of influencing soil hydrology newly planted trees need to be situated where they will not interfere with built structures. Refer to NHBC Chapter 4.2 'Building near Trees' and Arboriculture Research and Information Note 'Tree Roots and Foundations' for further information.

Appendix 1: Arboricultural Tasks Sequence Table

Tree or Group Number	Pre-Construction Stage	Construction Stage	Post Construction Stage
Trees 12, 21, 33	Remove		
Trees 1-11, 13-20, 22-32, 34-46	Adhere to specification within Section 5. Set out and erect protective fencing as per Appendices 4 and 5. Attach notice in Appendix 8. Project arboriculturalist should check the correct installation of protective features prior to site works commencing.	Adhere to specification within Section 6. Monitor integrity of tree protection features daily; completing inspection record in Appendix 9.	Adhere to specification within Section 7. Remove tree protection measures. Complete landscape works adjacent to trees.

Appendix 2: Tree Data & Works Required

Key for Tree & Group Data tables:

No.	Tree Number
Species	Tree Name (common)
Age	Y = Young; SM = Semi-mature; EM = Early-mature M = Mature; OM = Over-mature; V = Veteran; D = Dead
DBH	Diameter at Breast Height (measured at 1.5m above ground level to the nearest cm)
Stems	The number of stems the tree has
Height	Overall tree height measured in metres
Crown Spread	Measured along the four cardinal points in metres
CH	Canopy Height (height of crown above ground)
1st Branch	The height and aspect of the 1st significant limb e.g. 2 NE = 1st limb at 2m growing in a north-easterly direction.
EstD	Indication of whether any of the trees dimensions were estimated: Y=Yes, N=No.
General Observations	Appraisal of trees general condition
EstCont	Estimated remaining contribution (years)
BS Cat	British Standard 5837:2012 retention category
Recommendation	Remedial works that may be required should the tree be retained

Tree Survey Data

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
1	Common Oak	EM	65	1	21	7	7	2	9	3.5	N	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse. Longitudinal wound to limb within lower crown.	40+	A2	Crown clean
2	Common Oak	EM	46	1	18	2	7	1	8	3.5	N	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse. Apical stem has died. Suppressed form.	40+	B2	Crown clean
3	Common Oak	EM	67	1	20	7	10	3	10	2.5	N	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse.	40+	A2	Crown clean. Crown lift to 3.5m over parking area. Prune to ensure 1.5m clearance to lodge walls and roof
4	Common Oak	EM	54	1	21	1	7	3	10	2	N	Wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Branch failure tear wound. Part of copse.	40+	A2	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
5	Common Oak	EM	58	1	12	3	8	3	8	1	N	Wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse. Slightly suppressed form.	40+	B2	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
6	Common Oak	EM	54	1	13	2	9	6	4	1.5	N	Wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse. Slightly suppressed form.	40+	B2	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
7	Common Oak	EM	77	1	21	7	9	8	5	3.5	N	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse.	40+	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
8	Common Oak	EM	51	1	22	5	6	8	6	2	N	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse.	40+	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
9	Common Oak	EM	56	1	11	3	10	4	6	1.5	N	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse. Slightly suppressed form. Broken branch hanging within crown	40+	A2	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
10	Common Oak	EM	65	1	20	3	8	7	7	1.5	N	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse. Broken branch hanging within crown	40+	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
11	Common Oak	EM	44	1	11	4	8	2	3	2	N	Wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse. Slightly suppressed form. Broken branch hanging within crown	40+	A2	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
12	Common Oak	EM	63	1	19	3	8	7	2	1.5	N	Dead tree due to having been completely ring-barked by grazing animals.	<10	U	Remove tree
13	Common Oak	EM	85	1	23	6	9	12	5	2	N	Wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse.	40+	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof.
14	Pine spp	M	58	1	23	5	4	4	3	17	N	Wounds to stem base from grazing animals. Ground levels previously altered within rooting area.	20+	B1	No work required

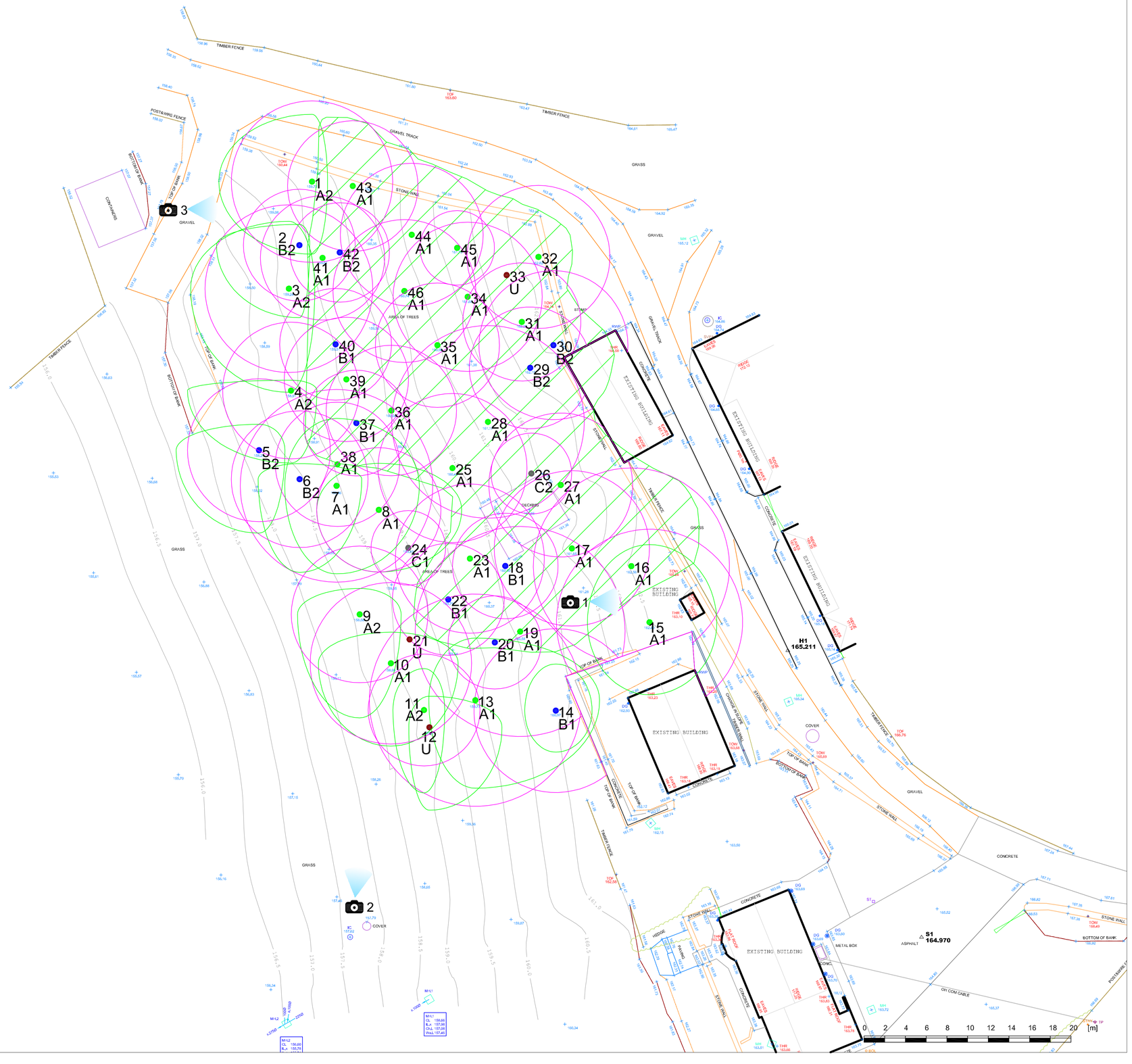
No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
15	Common Oak	EM	66	1	20	8	7	7	6	2	N	Moderate deadwood. Branch failure stubs. Ground levels previously altered within rooting area. Part of copse.	40+	A1	Crown clean

Tree Survey Data - individuals within wider group

Tree Number	Species	DBH	General Observations	BS5837 Category	Recommendation
16	Common Oak	78	Minor deadwood. Branch failure tear wound within lower crown. Part of copse.	A1	Crown clean
17	Common Oak	62	Moderate deadwood. Part of copse.	A1	Crown clean
18	Common Oak	42	Moderate deadwood. Apical stem is dead. Part of copse.	B1	Crown clean
19	Common Oak	83	Minor wounds to stem base from grazing animals. Minor deadwood. Part of copse.	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
20	Common Oak	37	Slightly suppressed form. Minor deadwood. Part of copse.	B1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
21	Common Oak	37	Dead due to Armillaria (Honey fungus) infection.	U	Remove tree
22	Common Oak	46	Slightly suppressed form. Moderate deadwood. Part of copse.	B1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
23	Common Oak	59	Minor wounds to stem base from grazing animals. Moderate deadwood. Part of copse.	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
24	Common Oak	30	Moderate deadwood. Apical stem is dead. Part of copse.	C1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
25	Sycamore	60	Small cavity at base of stem, extent unknown. Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path. Undertake decay detection to assess structural condition
26	Common Oak	33	Slightly suppressed form. Moderate deadwood. Apical stem is dead. Part of copse.	C2	Crown clean
27	Common Oak	58	Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean
28	Sycamore	77	Moderate deadwood. Branch failure stubs. Part of copse.	A1	Crown clean

Tree Number	Species	DBH	General Observations	BS5837 Category	Recommendation
29	Sycamore	47	Minor wounds to stem base from grazing animals. Pruning wounds upon stem. Minor deadwood. Branch failure stubs. Part of copse.	B2	No work required.
30	Sycamore	54	Minor deadwood. Crown encroaching building. Branch failure stubs. Part of copse.	B2	No work required.
31	Common Oak	47	Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean
32	Common Oak	57	Moderate stem wound. Minor crown dieback, Moderate deadwood. Part of copse.	A1	Crown clean and monitor physiological condition
33	Common Oak	50	In a state of advanced physiological decline - almost dead. Part of copse.	U	Remove carown an retain stem as habitat monolith 4m in height
34	Common Oak	61	Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean
35	Common Oak	51	Minor wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean
36	Common Oak	52	Wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse.	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
37	Common Oak	42	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Slightly suppressed form. Part of copse.	B1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
38	Common Oak	51	Minor wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Slightly suppressed form. Part of copse.	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
39	Common Oak	50	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
40	Common Oak	46	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Branch failure tear wound within mid crown. Part of copse.	B1	Crown clean. Prune to ensure 1.5m clearance to lodge walls and roof, and 2.5m over path
41	Common Oak	50	Wounds to stem base from grazing animals. Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean. Crown lift to 3.5m over parking area, and 2.5m over path

Tree Number	Species	DBH	General Observations	BS5837 Category	Recommendation
42	Common Oak	39	Wounds to stem base from grazing animals. Minor deadwood. Slightly suppressed form. Branch failure stubs. Part of copse.	B2	Crown clean. Crown lift to 3.5m over parking area, and 2.5m over path
43	Common Oak	53	Wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse.	A1	Crown clean. Crown lift to 2.5m over path
44	Common Oak	57	Minor wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse.	A1	Crown clean. Crown lift to 2.5m over path
45	Common Oak	30	Slightly suppressed form. Minor deadwood. Branch failure stubs. Part of copse.	A1	Crown clean
46	Common Oak	57	Minor wounds to stem base from grazing animals. Moderate deadwood. Branch failure stubs. Part of copse.	A1	Crown clean. Crown lift to 2.5m over path



elliottconsultancyltd.
arboricultural consultants

Wrens Nest, Underhill, Glaisdale
North Yorkshire YO21 2PF
01947 897001
enquiries@elliottconsultancy.com

Tree Position Showing Crown Extents and BS5837 Category A

Tree Position Showing Crown Extents and BS5837 Category B

Tree Position Showing Crown Extents and BS5837 Category C

Tree Position Showing Crown Extents and BS5837 Category U

Root Protection Area - to remain free from disturbance

Group of Trees

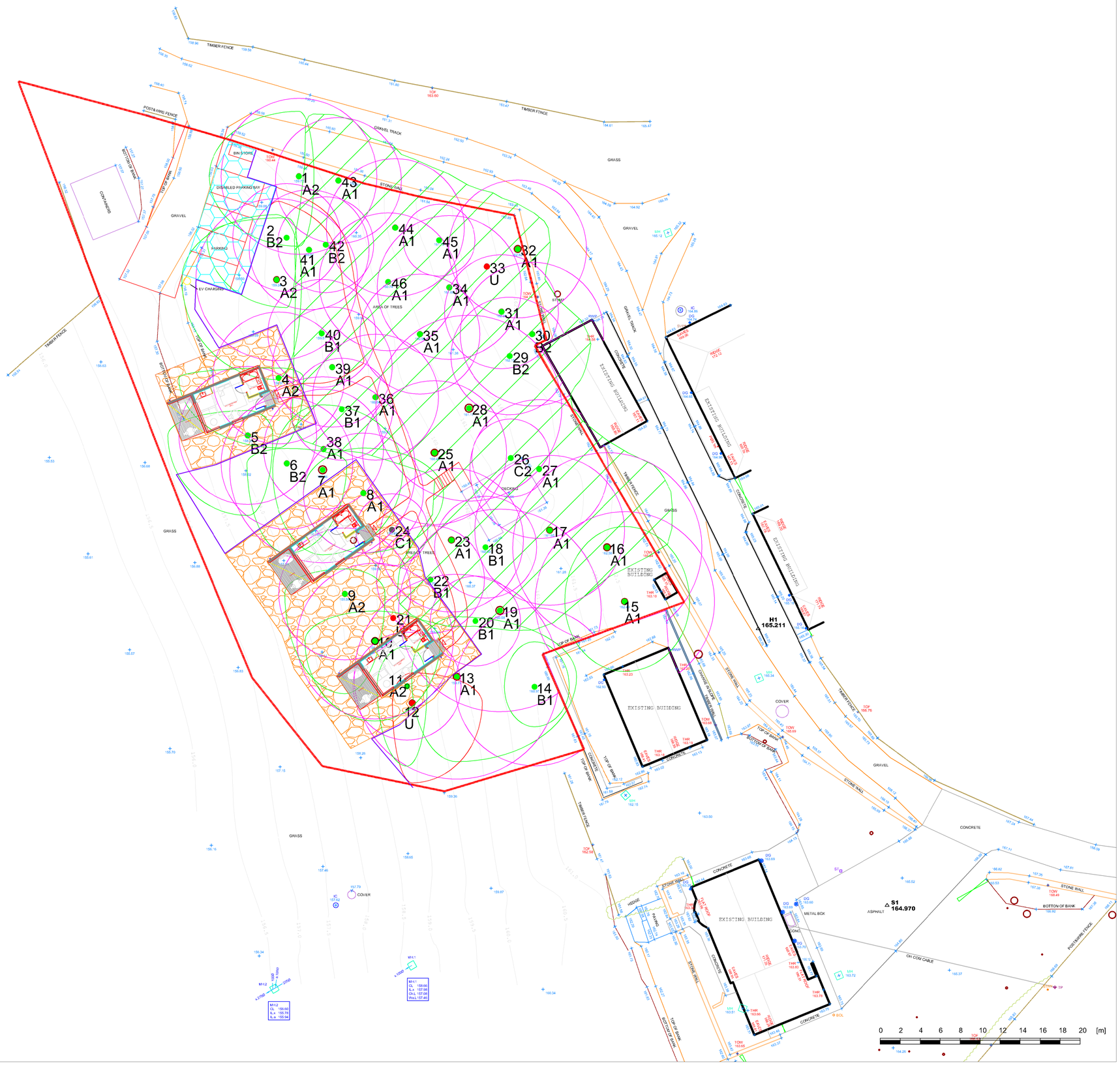
1/G1 Tree/Group

A1/B1/ C1/U BS5837 Retention Category

1 Photo Number, Position and Aspect

APPENDIX 3

Drawing Title:	Tree Constraints Plan
Project:	Newton Haye, Sneaton
Drawing Number:	ARB/CP/3234/TCP
Date:	October 2023
Scale:	1:200 @ A1



elliottconsultancyltd.
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Wrens Nest, Underhill, Glaisdale
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01947 897001
enquiries@elliottconsultancy.com

- Tree to be Retained
- Tree to be Removed
- Root Protection Area - to remain free from disturbance
- Group of Trees to be Retained
- Tree Protection Barrier (specification to be confirmed within Arboricultural Method Statement)
- No-Dig Construction Area (specification as per Appendix 5)
- Ground Protection (specification as per Appendix 6)
- 1/G1 Tree/Group Number
- A1/B1/C1/U BS5837 Retention Category

APPENDIX 4

Drawing Title:	Tree Protection Plan
Project:	Newton Haye, Sneaton
Drawing Number:	ARB/CP/3234/TPP
Date:	February 2024
Scale:	1:200 @ A1

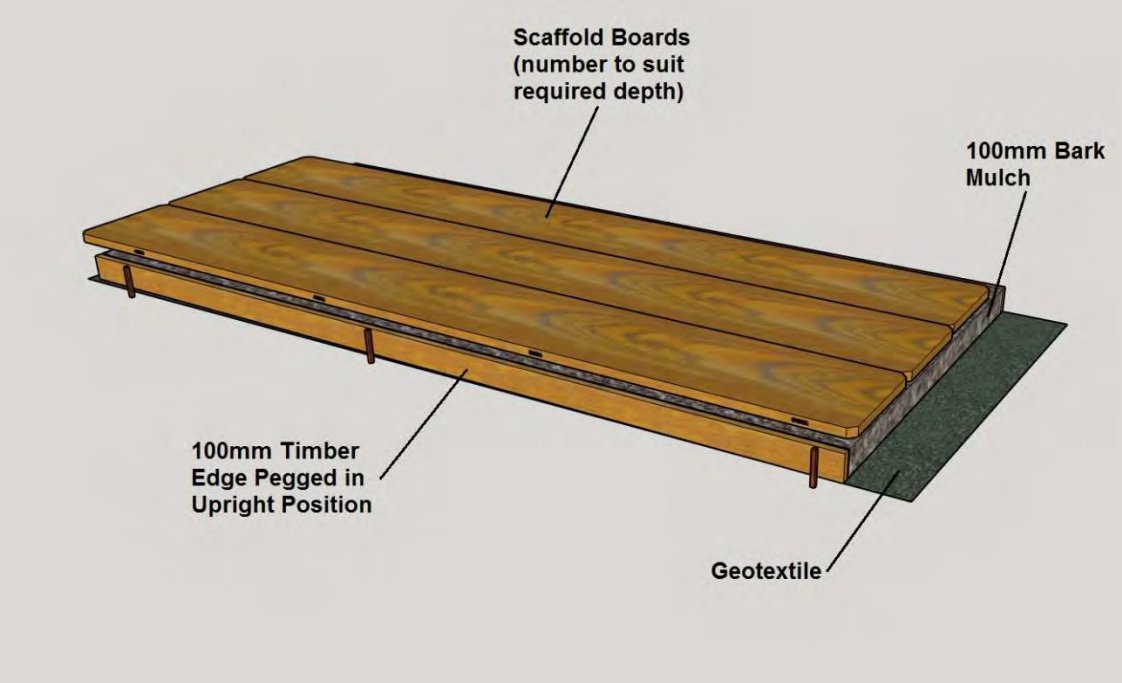
Appendix 5: Protective Fencing Specification

Weldmesh fence panels attached together using fence couplers bolted to 100mmx100mmx2400mm treated timber fence posts driven 500mm into the ground. Use of plant to assist with erection only from outside of root protection area.

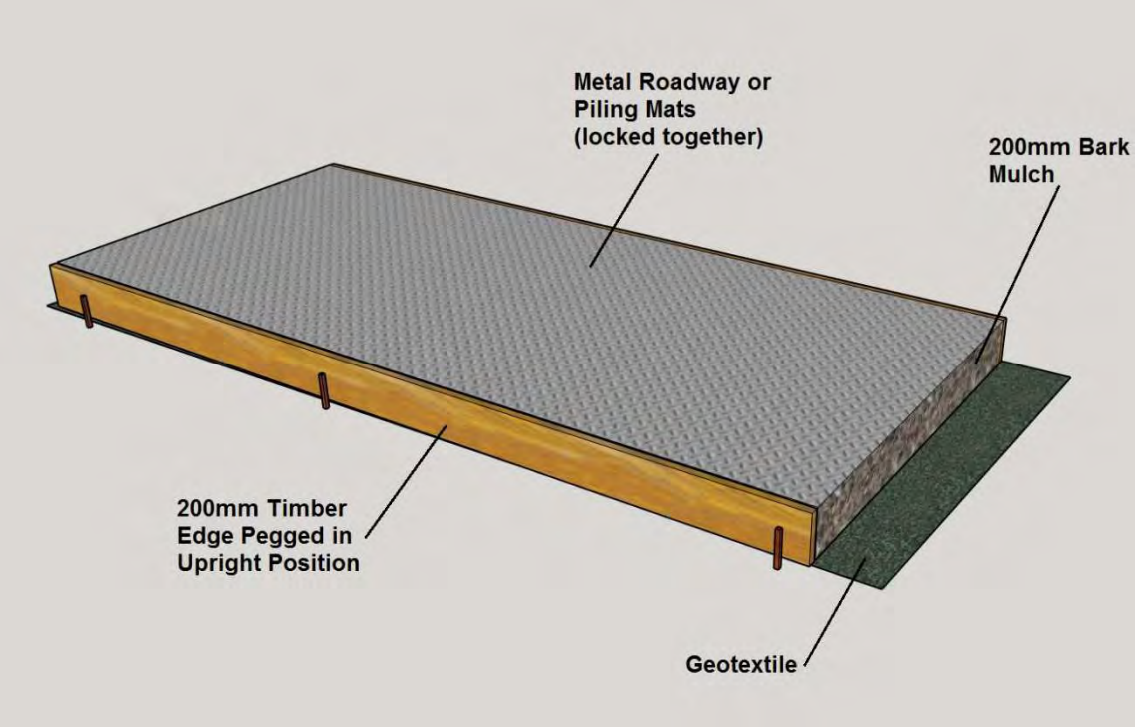
Appendix 6: Access within Root Protection Areas

Ground Protection to Enable Access within Root Protection Areas

For Pedestrians Only. (Scaffold boards can be replaced by robust sheet material)



Suitable for Light Traffic & Plant

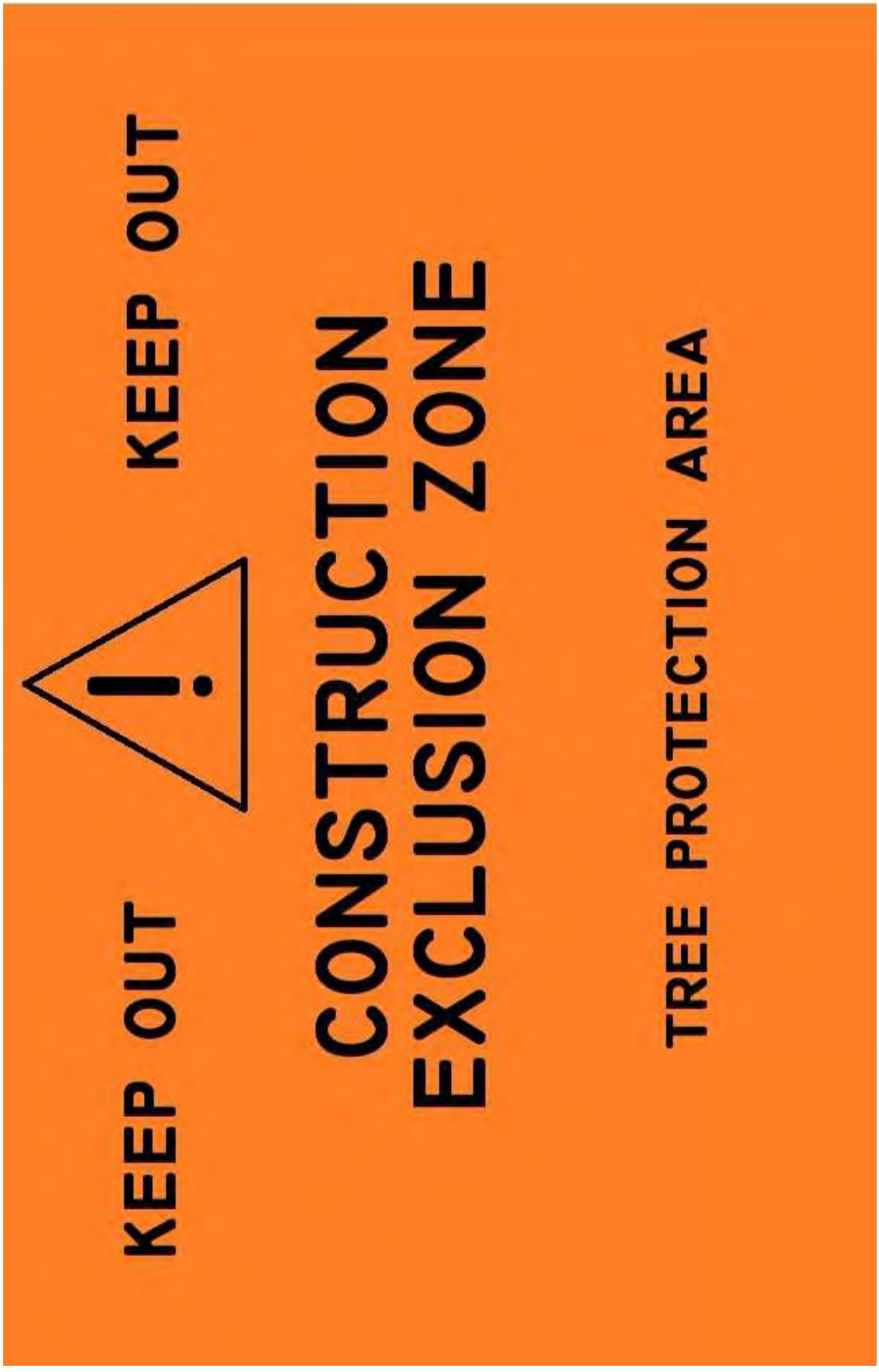


Where erecting scaffolding within areas of protected ground. The geotextile should be laid and then the scaffold footings placed on boards to spread the load. Ground protection as above should then be installed if access beneath the scaffolding is required.

Appendix 7: Removing Hard Surfaces & Other Excavations within Root Protection Areas

- All excavations within root protections areas must only be undertaken using hand tools or pedestrian operated machinery.
- The required excavations must be kept to a minimum to avoid unnecessary root damage and ideally undertaken during the presence of an arboriculturalist.
- Great care must be taken not to damage the bark of roots that can be retained in order to avoid wounds which could be exploited by pathogens.
- Exposed roots that can be retained must be wrapped with dry sacking if to be left exposed for extended periods e.g. overnight. Sacking must be removed prior to backfilling.
- All roots >25mm should be preserved and worked around. Where this is not possible, severance should only take place after consultation with the tree officer / appointed arboriculturalist. Roots must be cut using a sharp knife leaving as small a wound and as clean a cut as possible.
- Great care must be taken not to allow contaminants, such as oils, into the excavation.
- Wherever possible trenches that cannot be avoided should be aligned radially with the stem.

Appendix 8: Construction Exclusion Zone Notice



Appendix 9: Tree Protection Zones Inspection Record

Tree Protection Zones Inspection Record – assessment of tree protection barriers and ground protection			
Date	**Checked By**	**Comments**	**Action Required?**

Appendix 10: Contact Details of Relevant Parties

Arboricultural Consultant

Charles Prowse
Elliott Consultancy Ltd
Wren's Nest
Underhill
Glaisdale
YO212PF

01947 897001

Local Planning Authority

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

01439 772700

Newton Haye – Heritage Statement

NYMNPA

29/02/2024

Application:

Erection of 3no cabins for holiday letting

Proposed Site:

Newton Haye, Falling Foss, Sneaton, YO22 5JD

Listed Buildings within vicinity:

Newton House, Falling Foss, Sneaton YO22 5JD

Historic England:

Newton House is a Grade 2 listed building as per below detailing from Historic England, which is sadly, is currently in need of significant repair/investment.

Official list entry

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1148761
Date first listed:
05-Oct-1969
List Entry Name:
NEWTON HOUSE ATTACHED OUTBUILDING AND GARDEN WALLS
Statutory Address 1:
NEWTON HOUSE ATTACHED OUTBUILDING AND GARDEN WALLS, FALLING FOSS

Location

Statutory Address:
NEWTON HOUSE ATTACHED OUTBUILDING AND GARDEN WALLS, FALLING FOSS

The building or site itself may lie within the boundary of more than one authority.

District:
North Yorkshire (Unitary Authority)
Parish:
Eskdaleside cum Ugglebarnby
National Park:
NORTH YORK MOORS
National Grid Reference:
NZ 88708 03953

Details

ESKDALESIDE-CUM-UGGLEBARNBY FALLING FOSS, NZ 80 SE Ugglebarnby 9/66 Newton House, attached 6.10.69 outbuilding and garden walls GV II Small country house, and garden walls. c.1800 with late C19 and C20 alteration. Herringbone-tooled sandstone on plinth, with bordered herringbone-tooled lintels. Slate roofs. Herringbone-tooled garden walls. Central-stairhall plan, two rooms deep, with flanking crosswings. Entrance front: 2-storey, 3-window centre range flanked by 2-storey, 2-window projecting crosswings: 1-storey lean-to outbuilding at right. 6-panel door in pilastered doorcase in Roman Doric prostyle porch with triglyph frieze and moulded cornice. All centre range and right crosswing windows are 12-pane sashes, including inserted window at left end of centre range. Left crosswing windows are 4-pane sashes. Ground floor sillband to centre range; stone sills to remaining windows. Raised first floor and eaves bands. All roofs hipped. Outbuilding has plank door beneath plain lintel, coped gable and shaped kneeler. Garden front: 2- storey, 5-window centre range flanked by 2-storey, 2-window crosswings: concave garden walls attached on each side. 4-panel, half-glazed door beneath console cornice hood in projecting flat-roofed porch. Centre range and left crosswing windows are 12-pane sashes. Ground floor of right crosswing has 3-window canted bay with 4-pane sashes; 4-pane sashes on first floor. Other details repeat those on entrance front. Garden walls of varying heights, stepped up and raked in places, with flat coping. Single opening in right wall has round arch of radiating voussoirs. Three openings in left wall, with herringbone-tooled lintel, elliptical arch of voussoirs and round arch of radiating voussoirs. Interior: closed-string, open-well staircase with slender, spindle balusters and moulded, ramped-up handrail. In rear room to right of entrance passage, double-arched fireplace survives.

Listing NGR: NZ8870803953

Impact of proposed works:

The proposed erection of 3no cabins within the land of Newton Haye, would have no physical impact on the listed property.

Design of the cabins have been centred around creating a sympathetic resemblance to both natural surroundings and constructed dwellings in the area.

Notably, utilising dark cladding to mimic the bark of the trees and a slate grey roof to tie in with the listed property of Newton House.

As the current boundary between Newton Haye and Newton House is damaged and defective timber fencing, the proposed works include repairing/replacing this fencing and increasing boundary planting to eventually become a mature vegetative boundary.

Applications for Minor Works

For applications for small-scale works of a minor nature a lesser amount of information may be required within a Heritage Statement to understand the impact of the proposed works on the significance of a heritage asset. Examples where a reduced amount of information is required could include the erection of a satellite dish on a Listed Building or within a Conservation Area; the replacement of windows or doors on a non-Listed Building within a Conservation Area; or the replacement of a modern fireplace with a more traditional design in a Listed Building.

In these cases applicants may prefer to submit a Heritage Statement in a table format that incorporates the following headings:

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
Herringbone sandstone structure	3no Cabins in adjacent woodland	None	Bin store to be made of 'dry stone walling'
Slate Roof Tiles	3no Cabins in adjacent woodland	None	Installation of slate Grey roofing to sympathize with surrounding dwellings
Hipped Roof Construction	3no Cabins in adjacent woodland	None	Installation of hipped roof construction to sympathize with surrounding dwellings
Sash Windows	3no Cabins in adjacent woodland	None	N/A
Multiple Chimney Stacks	3no Cabins in adjacent woodland	None	N/A
Stone Garden Walling	3no Cabins in adjacent woodland	None	Boundary fencing is currently defective and damaged timber fencing. Restore fencing and increase boundary planting to form additional vegetative boundary and screening.

Please note that it is the applicant's responsibility to submit sufficient information with their application to understand the impact of the proposals on the significance of any heritage assets affected. If you are in any doubt about the extent of information that is required and to avoid delays in validating your application please contact the relevant Officers to discuss this prior to submission.

continued overleaf…..

NEWTON HOUSE ATTACHED OUTBUILDING AND GARDEN WALLS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1148761**

Date first listed: **05-Oct-1969**

List Entry Name: **NEWTON HOUSE ATTACHED OUTBUILDING AND GARDEN WALLS**

Statutory Address 1: **NEWTON HOUSE ATTACHED OUTBUILDING AND GARDEN WALLS, FALLING FOSS**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries *(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)*

Corrections and minor amendments *(https://historicengland.org.uk/listing/the-list/minor-amendments/)*

Location

Statutory Address: **NEWTON HOUSE ATTACHED OUTBUILDING AND GARDEN WALLS, FALLING FOSS**

The building or site itself may lie within the boundary of more than one authority.

District: **North Yorkshire (Unitary Authority)**

Parish: **Eskdaleside cum Ugglebarnby**

National Park: **NORTH YORK MOORS**

National Grid Reference: **NZ 88708 03953**

Details

ESKDALESIDE-CUM-UGGLEBARNBY FALLING FOSS, NZ 80 SE Ugglebarnby 9/66 Newton House, attached 6.10.69 outbuilding and garden walls GV II Small country house, and garden walls. c.1800 with late C19 and C20 alteration. Herringbone-tooled sandstone on plinth, with bordered herringbone-tooled lintels. Slate roofs. Herringbone-tooled garden walls. Central-stairhall plan, two rooms deep, with flanking crosswings. Entrance front: 2-storey, 3-window centre range flanked by 2-storey, 2-window projecting crosswings: 1-storey lean-to outbuilding at right. 6-panel door in pilastered doorcase in Roman Doric prostyle porch with triglyph frieze and moulded cornice. All centre range and right crosswing windows are 12-pane sashes, including inserted window at left end of centre range. Left crosswing windows are 4-pane sashes. Ground floor sillband to centre range; stone sills to remaining windows. Raised first floor and eaves bands. All roofs hipped. Outbuilding has plank door beneath plain lintel, coped gable and shaped kneeler. Garden front: 2- storey, 5-window centre range flanked by 2-storey, 2-window crosswings: concave garden walls attached on each side. 4-panel, half-glazed door beneath console cornice hood in projecting flat-roofed porch. Centre range and left crosswing windows are 12-pane sashes. Ground floor of right crosswing has 3-window canted bay with 4-pane sashes; 4-pane sashes on first floor. Other details repeat those on entrance front. Garden walls of varying heights, stepped up and raked in places, with flat coping. Single opening in right wall has round arch of radiating voussoirs. Three openings in left wall, with herringbone-tooled lintel, elliptical arch of voussoirs and round arch of radiating voussoirs. Interior: closed-string, open-well staircase with slender, spindle balusters and moulded, ramped-up handrail. In rear room to right of entrance passage, double-arched fireplace survives.

Listing NGR: NZ8870803953

Legacy

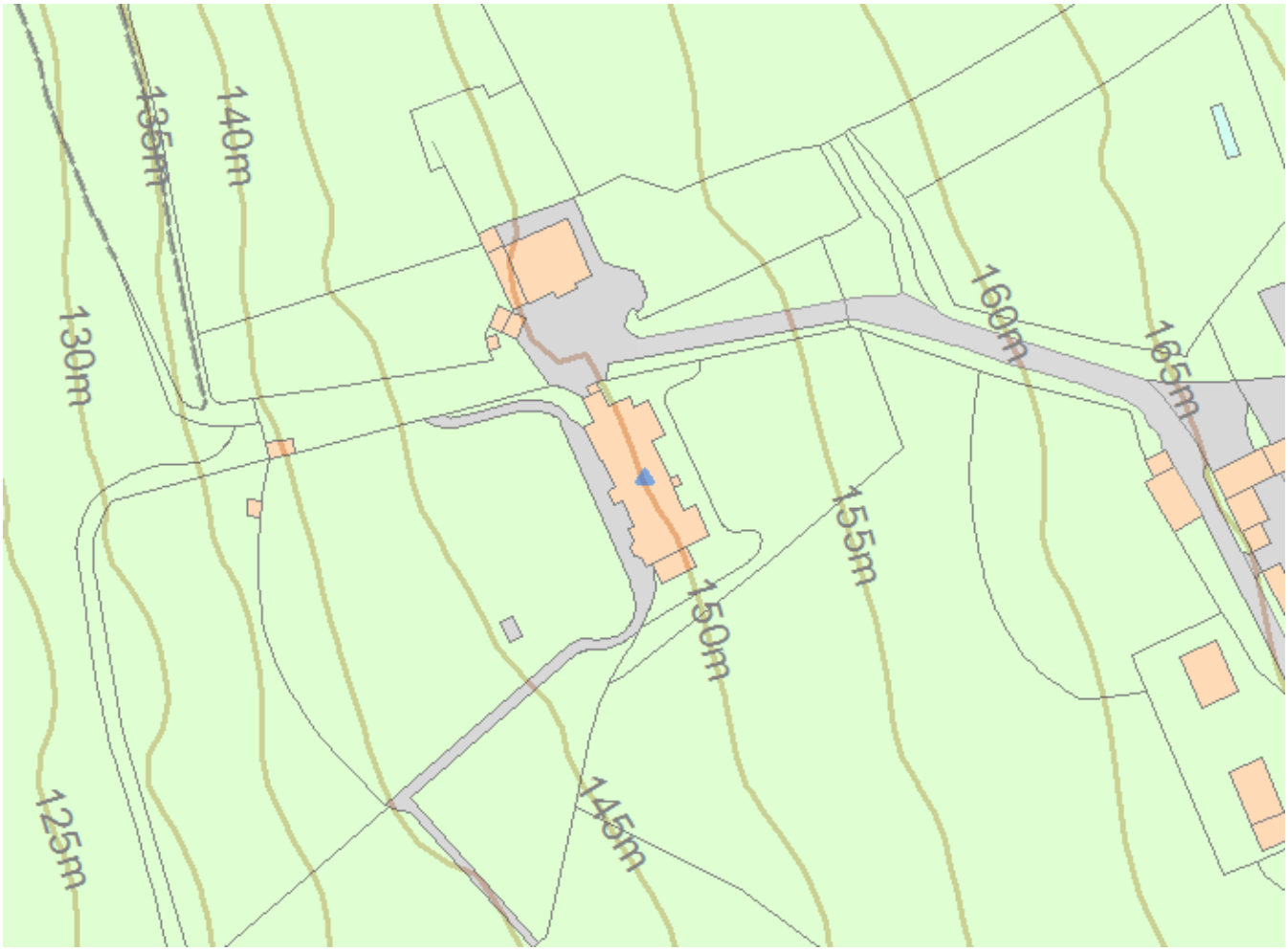
The contents of this record have been generated from a legacy data system.

Legacy System number: **327538**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 29-Feb-2024 at 08:24:56.

End of official list entry

← Previous - **Overview**

→ Next - **Comments and Photos**

Back to top

NYMNPA
29/02/2024

NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application *(to enable prompt consultation with the appropriate bodies).*

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site Newton Haye, Falling Foss, Sneaton, YO22 5JD

1. Please indicate distance to nearest mains drainage Circa 3 miles

2. Number of Occupiers of proposed development:

   Full Time 5
   Part Time 8

3. Number of previous occupiers (if applicable) 5 Full Time

4. What method of foul drainage is proposed (please tick the relevant box)

   Septic Tank ☐ Package Treatment Plant ☒ Cess Pool ☐

   If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

   The Environment Agency, Coverdale House, Aviator Court,
   Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
   Tel: 01904 692296

   NB*: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
   NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank_____

   ii) Please advise capacity of cess pool (minimum size 18 cubic metres)_____

Existing System: Klargester BioAir 5 - Gravity - 15PE


NYMNPA
29/02/2024