Burnett, James

From: Ollerenshaw, Mark
Sent: Thursday, June 16, 2016 8:25 AM
To: Planning (SMDC)
Subject: FW: SMD/2016/0312 - Linden, Stanley Bank, Stanley - proposed replacement garage

Arboricultural officer comments

From: Massey, Steven
Sent: 15 June 2016 17:23
To: Ollerenshaw, Mark
Subject: SMD/2016/0312 - Linden, Stanley Bank, Stanley - proposed replacement garage

Mark

The new garage would project slightly further forward than the existing building, and therefore slightly further towards the frontage trees. However, as this would be mainly within the existing footprint and otherwise onto the existing hard-surfaced garage apron area which is already likely to have affected/constrained root growth, I consider that the proposed new garage would be unlikely in itself to cause significant harm to the trees which are already established in unpromising conditions.

I note the proposed scheme layout plan shows the proposed widening of the drive and removal of a shrub bed in front of the house. There is a tree within this bed which presumably would also be removed but this tree has already been severely lopped in the past and is not of particularly good form or significant/worthwhile amenity value.

A second tree, immediately to the south side of the drive access off Stanley Bank, may also be removed, this being an early-mature Sycamore; however this would in fact allow more space for the adjacent early-mature Ash at the corner of the site which is arguably a more desirable tree to retain in this location.

I have no objection to this application, but would request that the following condition be imposed in the event that planning permission is granted:

1. Before the commencement of development (including any demolition, site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

Steve Massey

Arboricultural Officer
Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mob: 07545 423071

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