Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0681 - The Spinney, 188 Cheadle Road, Cheddleton

From: Massey, Steven
Sent: Thursday, December 01, 2016 12:31 PM
To: Hurst, Benjamin
Cc: Planning (SMDC)
Subject: SMD/2016/0681 - The Spinney, 188 Cheadle Road, Cheddleton

Ben,

I have the following comments on this application:

The proposal is for a timber-built garage, located close to a spinney of mature trees along the property frontage protected within Woodland W2 under TPO No. SM.161, and also individual mature trees at the side (northern) boundary protected as T1 and T2 under TPO No. SM.195. The application follows my pre-application site meeting with the applicant and his appointed arboricultural consultant. A tree survey and arboricultural impact assessment report accompanies the application.

No trees need to be removed, nor are any proposed to be removed, in order to accommodate the proposed garage.

However, due to the position of the proposed garage partly encroaching within the Root Protection Areas of some of these trees, it was advised and agreed that the garage would only be acceptable if it avoided the use of strip foundations and/or conventional floor slab construction, as these would be likely to lead to damage to the trees by root severance and/or ground compaction. Accordingly, the application details set out on the Garage Details and Site Plan drawing, and contained within the applicant's arboricultural report, confirm that the proposed building would be supported only on timber posts on individual concrete pads formed by hand excavation, and would not have a bound/constructed slab floor. It is noted that part of the proposed footprint area of the garage , together with the approach/apron area in front of it, already forms the informally defined vehicle parking/turning/storage are for the property.

It is considered that subject to compliance with these provisions, the proposed development would be unlikely to lead to significant harm to the trees, and on this basis I have no objection to the application subject to the imposition of the following conditions:

1. The development hereby approved shall be constructed only in full accordance with the construction details specified on Sammons Architectural "Garage Details and Site Plan" drawing no. 2016-2177-01 and with the provisions of the Arboricultural Method Statement contained within the N & J Tree Services Ltd Arboricultural Report dated 26th September 2016 submitted in support of the application.

2. Whilst reasonable access to the position of the development hereby approved is accepted in order to implement this permission, including the footprint area of the proposed garage, immediately surrounding construction space and frontage apron/approach to the building, the Root Protection Areas of the protected trees as defined on the plans and details hereby approved shall otherwise be protected during the period that construction takes please by means of temporary tree protection barriers to demarcate construction exclusion zones in accordance as far as reasonably practical with British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* or as otherwise may be approved by the local planning authority, such barriers being erected prior to the commencement of

development and retained in situ for the duration of construction. Within the construction exclusion zones so defined 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 local planning authority.

3. The proposed gravel surfacing to the internal floor area of the garage hereby approved shall only be laid by means of a no-dig construction method. Any base or other support layer required for the gravel surfacing shall again only be laid to a no dig specification and if necessary shall use a cellular confinement load support system or other such means of support as may be approved by the local planning authority.

It would also be prudent if legitimate to impose any relevant condition preventing subsequent/retrospective installation of a solid/slab floor to the garage under normal permitted development rights.

Steve Massey

Arboricultural Officer / Operational Services
Staffordshire Moorlands District Council and High Peak Borough Council

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

E-mail: steve.massey@staffsmoorlands.gov.uk

www.staffsmoorlands.gov.uk www.highpeak.gov.uk

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