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| **From:** | Massey, Steven |
| **To:** | Critchlow, Teresa |
| **Cc:** | Planning (SMDC) |
| **Subject:** | SMD/2016/0802 - Greendales, Cheddleton Heath Road, Leek |
| **Date:** | 15 February 2017 16:11:26 |

Teresa,

I have the following comments on this application:

The proposed garage/studio would be located in an area which, in common with the majority of this site, has been cleared of all pre-existing trees, shrubs etc. There is some tree cover retained on the steep bank down to Basford Lane at the eastern boundary of the site, to the rear of the indicated garage position, but these are rooted at levels significantly lower than main site level. The specific siting has been levelled by raising ground levels, and it is considered that the construction of the proposed building would not have a direct impact on roots of remaining boundary trees. I therefore have no objection on grounds of impact on trees, and in the particular circumstances of the site and proposed development it is considered that temporary tree protection conditions would not be reasonably relevant or necessary in this case.

The rear elevation of the garage would be seen on substantially higher ground as viewed from Basford Lane, and I would suggest that a structural planting scheme would be appropriate – both to provide some screening and visual impact reduction, and also to secure some much needed landscape enhancement following the rather dramatic and arguably detrimental impact resulting from the wholesale site clearance prior to recent development work. I would therefore request that the following condition be imposed in the event that planning permission is granted:

1. Before the commencement of development a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall in particular provide for appropriate tree and shrub planting to the eastern boundary of the site generally at the rear of the garage hereby approved in order to establish additional screening, and shall include full details of all new tree and shrub planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

**Steve Massey**

Arboricultural Officer / Operational Services
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