From:	Massey, Steven
To:	Ollerenshaw, Mark
Cc:	Planning (SMDC)
Subject:	SMD/2017/0279 - Beechnut Bungalow, Hulme
Date:	12 July 2017 14:44:58

Mark,

I have the following comments on this application:

As requested, the applicants have subsequently submitted an arboricultural survey/report and construction details of the proposed detached garage.

The arboricultural report identifies a line of 4 off-site mature trees situated in the grounds of the adjacent property Hulme House alongside the north-west boundary of the application site at Beechnut Bungalow. Although detailed assessment of all aspects of the condition of these trees was not possible due to them being in separate ownership, no significant defects were noted and they are assessed as being in good condition. In common with other mature trees elsewhere at Hulme House, these 4 trees along the application site boundary are considered to be of significant amenity value.

The arboricultural report identifies that the Root Protection Areas (RPAs) of these trees, derived in accordance with British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, extend significantly into the application site. In turn, the footprint position of the proposed new garage is partly but notably within the RPAs of two trees (T1 Sycamore and T2 Lime). The report advises that special construction measures to avoid excavation (realistically pile and beam foundations) would be required within the RPAs to avoid damage to tree roots.

However, the submitted construction details for the garage (Rev A dated 07-06-2017) shows that standard strip foundations to 1m deep are proposed. This form of construction would be anticipated to cause substantial damage to the trees by root severance during excavation for foundations, and also by soil compaction in laying and compacting the floor supporting base layer. Such damage would be likely to lead to decline in condition of the trees, and even potentially death and/or instability.

I therefore object to the application and recommend that planning permission be refused, on the grounds of adverse impact on significant trees as the application details fail to demonstrate that such harm would be avoided.

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

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.