From: Steve Massey
Sent: 25 August 2021 17:21
To: Lisa Li
Cc: Planning Comments (SMDC)
Subject: SMD/2021/0419 - Land off Cheadle Road, Forsbrook

Categories:

Lisa

This application proposes a new detached single garage to the front of the new dwelling nearing completion at this site. The submitted application documents include an arboricultural report dating from 2018, and itself an updated version of a previous report, which has previously been used to support the outline and reserved matters applications for the dwelling itself. To some extent, this arboricultural report is of limited relevance in that it does not show or assess the potential impact of the garage now proposed, although the general data which is used to identify tree-related constraints may be regarded as sufficiently up to date.

Throughout the recent history of applications for this site, I have consistently taken the view that the Root Protection Area (RPA) for the mature Pine tree in particular (denoted T8 in the applicant's arb report, and protected as T1 under TPO No. SM.299) should in fact be taken as a default circular shape symmetrically positioned around the stem centre location, in accordance with the guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and not in this case adjusted to an irregular shape as indicated in the applicant's arb report as in my view the changes in levels and ground surface characteristics were not so extensive as to have substantially constrained root growth/development and hence justify an adjusted RPA shape. However, in the case of the current application, this actually makes no difference in practice as the default circular RPA of the Pine would extend no further towards the proposed garage footprint position as does the adjusted irregularly shaped RPA in this direction – albeit the architect has anyway ensured that the garage footprint is located outside the adjusted RPA of the Pine (and other retained/protected trees).

In short, the proposed garage would be outside the RPAs of important trees – whether defined as default circular shape or adjusted shape as in the applicant's arb report – and on that basis there should be no significant adverse impact on trees and I would have no objection to this application, subject to the following condition being imposed in the event that planning permission is granted:

1. The first action on commencement of the development hereby approved, prior to any further action (including any further site clearance, site stripping, site establishment etc shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Tree Heritage Arboricultural Report reference THL-R18/12 dated 23rd January 2018 submitted in support of the application hereby approved, and these 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

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