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**From:** Steve Massey  
**Sent:** 15 November 2021 13:00  
**To:** Lisa Jackson  
**Cc:** Planning Comments (SMDC)  
**Subject:** NMA/2021/0031 - 14 Cheddleton Heath Road, Leek

**Categories:**

Lisa

This is an application seeking consent for an amended foundation type for a replacement garage approved under planning permission SMD/2020/0372; Condition 4 of the previous permission required the development to be constructed only using a specification of screw piles, ground beam and supported raft, due to the presence of mature protected trees in the field immediately adjacent to the garage footprint. The current NMA application now seeks approval for use of standard strip footing foundations.

Trial pit investigation during the initial commencement of the garage as previously approved under SMD/2020/0372 (which I inspected, and I also carried out further probing investigation) established that there were only 2 significant woody roots crossing the line of the rear (western) elevation of the new double garage; both of these roots were so close to the ground surface that they would anyway need to be removed in order to construct the building in accordance with the requirements of condition 4 (i.e. to accommodate even the minimal excavation depth for a ground beam and consequently allow finished floor level to relate appropriately to external ground level and provide vehicle access into the garage). Such root cutting would therefore have been authorised by virtue of the previously granted full planning permission, notwithstanding the TPO-protected status of the adjacent trees.

Given the inevitable cutting of these two roots (one anyway historically cut and re-grown), and the absence of any further substantial roots across the rear elevation line, there is now no substantive constraint to the use of a standard strip footing foundation – it is considered that this would have no significant additional impact on the trees beyond that already occasioned by historical work to/impact on the trees combined with that which would anyway arise from implementation of the previously granted planning permission SMD/2020/0372. It is also considered any such impact which does arise is very unlikely to lead to instability of the trees in the short term; there may be longer term effects on tree condition/vitality, although this may take years if ever to manifest, and appropriate monitoring would be prudent in case a need for remedial tree work arises in future.

The current NMA application is therefore in accordance with my findings on site, and with my advice to the applicant and agent.

In the circumstances I have no objection to this NMA application, and no further/different/additional conditions would be required in respect of tree protection in the event that the NMA application is now approved.

**Steve Massey**

Arboricultural Officer / Development Services  
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