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Preliminary Tree Report

PLANNING APPLICATION FOR A DETACHED DWELLING IN THE GARDEN CURTILAGE OF 340 CHEADLE ROAD, CHEDDLETON, ST13 7BW

Photo courtesy of Google Maps



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Context

This report presents the information gathered on the site of 340 Cheadle Road, Cheddleton on Monday 20th June in relation to the proposed developments and their arboricultural impacts within the site.

The purpose of this report is to make an appraisal of the trees that stand on the afore mentioned site, evaluating their condition and the amenity value of the trees to determine how they impose of the development proposals. The report provides assessments on any tree that is to be removed and how retained trees can be protected during the process of the development. Information will be provided to cover the following criteria: an evaluation of the condition and amenity value of the trees on site. How the proposed development is likely to impact upon the trees. Information on any trees that are designated for removal. Information on how the trees retained will be protected during the development process.

The existing entrance to the site from the East off the A520 (Cheadle Road) is flanked by several specimens including low level shrubbery and more mature specimens. Past the initial entrance point, the site opens out onto open lawns with a few isolated specimens in front of the existing dwelling. To the rear and side of the dwelling, where the proposed development is to be sited, there are again clusters of shrubbery and large specimens. The area of focus is the trees adjacent to the highway which will be affected by the proposed new entrance, adjacent to the existing and secondly the trees surrounding the proposed dwelling in the garden curtilage.

The site was surveyed on the afternoon of Monday 20th June 2022. The survey only consisted of a visual tree assessment, not further methods or equipment were used to identify conditions of the relevant trees. The survey was carried out from ground level and the weather clear skies and bright sunshine giving fair visibility. Crown spread and trunk girths were measured, although in some instances, undergrowth and unsuitable terrain prevented closer access to some trees. In these instances, measurements were estimated based off accessible specimens of similar species and size nearby.

Trees are living organisms and although their condition and structures can be assessed, total confidence in this is not realistic as going forward, the lifespan of the tree can be highly unpredictable and susceptible to climate conditions etc.

Proposal

The application is for a two storey four-bedroom house, built in a similar style to those in the surrounding area. A double garage will also be built to match the style of the house and surrounding properties in red/brown brick providing additional parking for cars.

Access to the site will be from Cheadle Road, a new dropped kerb access approx. 10.5m wide shall be formed to give a swept entrance apron to the driveway, approx. 4m wide. The access to and from the highway appears to be acceptable and offers reasonable visibility in both directions. The roadside planting shall be trimmed, and the drystone wall reduced to a maximum of 900mm above the height of the highway to provide a visibility splay of 160m is both directions for vehicles exiting the site. To facilitate the new entrance T2 and T3, Leylandii Cypress shall be removed. These are a Category C specimens meaning they don't provide any positive impacts on the amenity of the area.

Mitigation



T1 Beech has a crown lifted to approx. 6m, so no low-level branches are at risk of damage from site traffic during construction, nor will this tree be pruned in away was to facilitate the new entrance. The tree is located in the adjacent properties garden curtilage, so no machinery or deliveries will be able to damage the trunk as the existing site boundary will protect suitable protection.

Treetex T300 Geotextile separation fabric shall be used under the proposed driveway material from the roadside entrance for the first 6m to ensure protection to any far-reaching roots outside the canopy spread of the tree are protected in a long-term solution from access on the new driveway.

The loss of T2 and T3 has no large ecological or visual impacts on the site. They are growing into power lines, so would be subject to heavy reductions in height if power companies deemed it necessary to protect the overhead wires. The neighbouring property has removed a number of dense shrubs along the boundary, evident by stumps cut down to ground level behind the boundary wall, under the canopy of T1 which has created a more open appearance to the roadside frontage of the dwellings. To ensure a net gain in biodiversity is achieve on site, it is suggested that planting on 3no. specimens of Rowan/Mountain Ash (Sorbus Aucuparia) are planted within the curtilage of the proposed dwelling. These are a native species which promote habitat and food sources to sustain local wildlife.