
From: Steve Massey
Sent: 24 May 2023 17:01
To: Ben Hurst
Cc: Planning Comments (SMDC); Haywood, Ben
Subject: SMD/2022/0083 & 0084 - UPDATED COMMENTS RE: Haregate Hall, Haregate Road, Leek

Categories:

Ben

Further to my previous consultation response by e-mail dated 29/03/2023, the applicant's agent has submitted some further information in relation to tree protection issues, and I have the following additional/updated comments:

An Arboricultural Method Statement (AMS), together with a Construction Environmental Management Plan (CEMP) and associated "Proposed Phasing and Site Set Up Plan" have been submitted which, inter alia, address tree protection and construction access/materials storage etc during the construction period – these being issues I previously raised.

- The AMS acceptably details positions and specifications for temporary tree protection barriers.
- The AMS acceptably details a specification for a no-dig cellular confinement load spreading system for the construction/installation of the drive/parking area to Kitchen Cottage, which encroaches within the Root Protection Area (RPA) of Yew tree T6 to the north.
- The CEMP and Site Set Up Plan confirm the position of construction access points, materials delivery points, construction plant storage area, and site parking and site welfare positions – these are all shown to be located outside the RPAs of all retained trees.

These additional details acceptably address the tree-related issues previously raised. Accordingly, I would revise my requested conditions as follows:

1. The development hereby approved shall be constructed only in full accordance with the details set out in the Tree Heritage Ltd Arboricultural Method Statement reference THL-R23-34 dated 10th May 2023, and the CTD Architects 2051 Construction Environmental Management Plan B and associated Proposed Phasing and Site Set Up Plan Drg. No. 2051 AL111 Rev A submitted in support of the application. In particular there shall be no construction access, no materials delivery or storage, and 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 in the area proposed for driveway and private parking to Kitchen Cottage where this encroaches within the Root Protection Area of the mature Yew tree denoted T6 to be retained, unless otherwise agreed by the LPA. Furthermore, the area proposed for driveway and parking to Kitchen Cottage which is within the Root Protection Area of T6 shall be included within and protected by the temporary tree protection barrier for this tree until such time as the final driveway and parking area is constructed, and such construction shall be only in full accordance with the no-dig cellular confinement load spreading specification set out in the Arboricultural Method Statement referred to in this condition.
2. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment and formation or improvement of temporary/permanent site access) 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 Ltd Arboricultural Method Statement reference THL-R23-34 dated 10th May 2023, but subject to the modification in respect of the Yew tree T6 required under Condition 1 above **(this may need editing depending on the actual condition numbering used in the decision notice)**, 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.

3. Before the commencement of development (including any demolition, site clearance, site stripping, site establishment and formation or improvement of temporary/permanent site access) a comprehensive landscaping scheme shall be submitted to and approved by the LPA. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other 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 etc 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.

NB in Condition 3 above, “Before the commencement of development.....” might reasonably be replaced by “Within 2 months of the commencement of development.....” if it is appropriate to avoid the imposition of a pre-commencement condition requiring submission and approval of further details.

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