

From: [Steve Massey](#)
To: [Jane Curley](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2023/0515 - Edge Arcade, Alton Towers
Date: 01 February 2024 12:25:50
Attachments: [image001.png](#)

Jane

Application site is adjacent to part of the Deer Park Wall with several mature (but not notably old) trees situated on the raised ground behind the wall – mainly Sycamores. There is no tree report submitted, but clearly the application site is partly within the nominal standard circular Root Protection Areas of the nearest trees. However due to the age of the Deer Park Wall and the fact that it is a retaining wall supporting the adjacent woodland at c.1m above the floor level/paving level of the application site, there is a reasonable likelihood that root growth and development from the trees has been physically constrained or even prevented by the wall. In addition, the application site itself is long-established hard paving and existing (albeit linked pre-fab huts) structure of the present arcade building, which in combination would provide further non-optimal conditions for root growth. Furthermore, the proposed replacement building would be virtually within the footprint area of the existing arcade.

Taking into account these factors, I am satisfied that in this instance there is unlikely to be significant additional impact on the root systems of the adjacent trees as a result of the proposed development.

The replacement building would be notably taller than the existing structure, and some crown lift pruning (removal of lower lateral branches) would be required to accommodate its construction. This would not be detrimental to the condition or amenity value of the trees – assuming carried out in accordance with good arboricultural standards and practice – and would be acceptable. Although the site and these trees are located within the Alton and Farley Conservation Area, such pruning as is directly necessary to accommodate the new development would be authorised by the grant of full planning permission, if approved, meaning that separate notification to the LPA of intent to carry out this tree work would not be required.

I have no objection to this application, but would request that the following conditions be imposed in the event that planning permission is required:

1. No trees, shrubs or hedgerows shall be removed or pruned other than those whose removal or pruning as the case may be is directly required to accommodate the development hereby approved, unless otherwise agreed by the LPA. There shall be no removal or pruning of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.
2. Any mature tree to be removed or to have substantial crown pruning operations

carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees assessed as having moderate or greater potential for roosting shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are encountered during dismantling, felling or pruning operations.

3. Any tree work directly required in order to accommodate the development hereby approved shall be carried out prior to the commencement of construction (but may follow demolition and site clearance subject to the requirements of Condition 4 below) by a suitably qualified arboricultural contractor. All such tree work shall be carried out in accordance with British Standard 3998:2010 *Tree Work – Recommendations*.
4. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, generally in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, but allowing for such barriers to be located immediately adjacent to or along the Deer Park Wall in order to allow required access to the application site. Such barriers may be temporarily removed following demolition and site clearance in order to allow access for any directly necessary accommodation tree work to be carried out, but must then immediately be replaced on completion of tree works and prior to any construction operations taking place. The tree protection barriers and notices shall otherwise 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.

I would also request inclusion of the following informative note:

1. It should be noted that the site lies wholly within the Alton and Farley Conservation Area, where there is a general legal requirement to notify the local planning authority in writing of proposed work to trees. Other than where **directly** required to implement the development hereby approved, the planning permission hereby granted does not authorise any work to trees. Separate specific written notification to the local planning authority of any

such proposed work would be required under S.211 of the Town and Country Planning Act 1990, other than where specified as exempt under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

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Development Services

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