
From: Steve Massey
Sent: 12 March 2024 18:30
To: Ben Haywood
Cc: Planning Comments (SMDC)
Subject: SMD/2022/0244 - IAE, Brookhouse Way, Cheadle

Ben

Summary: existing tree cover is significant but peripheral and would be retained; there would be no significant adverse impact on existing trees. No temporary tree protection conditions required. Proposed landscaping generally acceptable, to be secured by implementation and maintenance condition; NB a few additional new trees to the site frontage would be beneficial and would not obscure operational/commercial visibility of the development.

I have comments on this application for a proposed new Aldi store as follows:

Existing Trees

There is substantial existing mature tree cover along the north-eastern, eastern and western boundaries of the site. For the most part, this tree cover is located off-site although adjacent to its boundaries with crown overhang and root spread extending into the site. Existing tree cover along the eastern bank of the brook (infant River Tean) to the western side of the site is within the planning application site and ownership boundary, although currently fenced out of the operational service yard area of the former IAE works.

A preliminary Arboricultural Appraisal report accompanies the application, identifying the trees/tree groups.

Records show that there are 2 trees protected by Tree Preservation Order No. SM.117 situated within the garden of 79 The Green, and adjacent to the eastern boundary of the application site. T1 under the TPO is denoted as a Lime, although there is now no evidence of a Lime tree in this vicinity and no Lime trees are recorded in the applicant's Arb Report. There are various tree species in the immediate vicinity collectively recorded as Group G3 in the applicant's Arb Report including a Beech which – possibly – was mis-identified as a Lime when the TPO was made in 1994; however, this in itself has no material bearing on the assessment and determination of this planning application. The second protected tree, denoted T2 in the TPO, was a very large mature Ash and is recorded as tree T1 in the applicant's Arb Report (which is dated April 2022). However, following a TPO application consent was granted on 16/05/2023 to fell this Ash due to it contributing to structural damage to the dwelling at 79 The Green; this tree has subsequently been removed and is therefore no longer a material consideration for the planning application.

The large majority of the application site comprises existing hard surfacing and former industrial building footprint areas. The proposed development would retain and improve/re-use the existing main vehicle access off The Green as the principal public store access route, where there are no trees to be affected. The existing vehicle access off Brookhouse Way would also be retained as the delivery/service access, and whilst there are existing established trees either side of this access its continued use, even with re-surfacing if required, would have no significant impact on trees (some minor pruning may be required to maintain clear access for goods vehicles, but this is anyway an acceptable routine tree management issue for this access point).

The proposed new store building would be well clear of Root Protection Areas (RPAs). Store parking and the rear service/delivery yard in places encroach into the RPAs of peripheral trees/groups but is anyway on existing and long-

standing hard-surfaced areas and would be anticipated to have no significant new impact. The application Tree Removal and Tree Protection Plan acknowledges such encroachment and the Proposed Site Plan accordingly (and appropriately) indicates the use of permeable tarmac where such encroachment would occur.

Given the extensive existing hard surfacing and development (other than renewed surfacing and landscaping) being located outside RPAs, there should be no requirement for specific physical temporary tree protection measures to be secured by condition if planning permission is granted.

New Landscaping

The application is supported by a comprehensive, fully specified planting scheme. This includes indication of 24 new extra-heavy standard trees which, given the general retention of existing peripheral trees represents a good net gain. There are also proposed areas of native shrub planting, hedges, meadow grass areas and ornamental groundcover shrubs.

The only comment with regard to landscaping is that the site frontage would remain very open, with only ground cover shrubs between the highway and the large uninterrupted expanse of on-site parking together with 1 new tree adjacent to the pedestrian access at the eastern end of the frontage. Whilst the Design and Access Statement sets out an objective to keep the store and parking readily visible, which is appreciated from a commercial perspective, the addition of a few further trees within the shrub borders along the frontage would, given suitable species choice, in no way hide or screen the site but would provide a welcome, visually softening element to views into the site and a contribution to streetscene greening along The Green.

Other than this, the proposed landscaping scheme is considered acceptable to approve as part of the application if planning permission is granted, and in this event I would suggest imposing the following condition or similar to secure implementation and aftercare maintenance:

1. The planting scheme shown on Middlemarch Environmental Detailed Soft Landscaping Drg. No. **MEL-530-001 Rev P3 (or subsequent revision if any further amendments are secured)** 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, 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.

Steve Massey Arboricultural Officer

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