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To: [Chris Johnston](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0068 - Duart, Dilhorne Road, Cheadle
Date: 26 April 2024 11:28:40
Attachments: [image001.png](#)

Chris

I have the following comments on this reserved matters application:

Proposed landscaping details are set out on Drg. No. RLM949/3 Rev G. These include for new native hedgerow planting to the northern and eastern boundaries of the site, and between the 2 plots, to appropriate and acceptable specification. There is also drawing indication of replacement hedgerow planting to the Dilhorne Road frontage boundary behind the required visibility splays – including some suitable hedgerow trees, which is good to see.

Whilst it is difficult to imagine that the new frontage hedgerow would not be to the same specification as the proposed new rear, side and dividing hedgerows, and no doubt this is the intent, very strictly the drawing notes do not confirm that this would be the case. For slightly pedantic completeness, it may therefore be best to ask the agent to amend the drawing notes to clarify the same planting specification (species, proportions, planting pattern/density etc) for the frontage hedgerow (but with addition of hedgerow trees as already noted) as for the side, rear and dividing boundaries.

An area of orchard tree planting with meadow habitat beneath is proposed for the “spare” ground to the east of Plot 2 which is appropriate and supports biodiversity objectives. My only comment here would be that rather than have c.10 trees all of orchard Apple species, there could be some variety introduced through a mix of perhaps Apple, Pear and Plum trees, and possibly also the addition of a Walnut and a multi-stemmed coppice Hazel or two.

Given the almost complete enclosure to be provided by the retained existing boundary vegetation and proposed new boundary treatments, it would be unnecessary for the LPA to require/control further on-plot planting as it would be more appropriately left for occupiers to develop and maintain their gardens as they wish.

Other than whatever further amendment/confirmation you may feel necessary in respect of the frontage hedgerow specification as noted above, and, ideally, some indication that more variation in the orchard planting may be considered, the proposed landscaping scheme is acceptable for approval to discharge the soft landscaping element of Conditions 3 and 5 of planning permission SMD/2020/0105. Condition 6 already makes provision for subsequent implementation and maintenance of the landscaping scheme once approved (as is also confirmed on the drawing notes/details) so no further conditions or obligations are needed in this regard.

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