

From: [Steve Massey](#)
To: [Rachael Simpkin](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0780 - Land north of Ayr Road, Cheadle - Phase 2 Reserved Matters
Date: 04 April 2025 11:54:54
Attachments: [image001.png](#)

Rachael,

With regard to existing trees, the submitted detailed layout generally accords with the outline masterplan indicative layout, the effect of this being to provide a linear open space buffer along the north and east sides of the site, as a result of which all development is kept well clear (i.e. comfortably outside Root Protection Areas) of the existing trees concentrated along these boundaries. The Phase 2 development therefore would not lead to the loss of trees, and would have an acceptable relationship with existing trees.

Condition 25 of the hybrid planning permission SMD/2018/0180 already requires implementation of temporary tree protection measures in accordance with British Standard 5837:2012 before commencement and for the period that development takes place; furthermore the landscape plans submitted with the current reserved matters application include annotation confirming that such tree protection measures will be implemented. Therefore no further conditions or obligations would be required in this regard in the event that the reserved matters application is approved.

A comprehensive landscaping scheme has been submitted covering the open space areas and on-plot landscaping. This provides for suitable native species tree, hedgerow and scrub planting areas to the open space buffers, together with areas of flowering lawn, species rich meadow and wet meadow grassland. The open space area along the eastern side of the site also retains an open grassland strip of minimum 15m width alongside the brook as wetland verge habitat (in particular potentially for water voles), as required under the outline masterplan indicative layout but also then includes structural landscape buffers of native trees and scrub inside this to address visual impact from the wider countryside beyond.

Meanwhile, on-plot landscaping comprises more ornamental species of small trees and structural ground cover shrubs and grasses, appropriate to the restricted size of plot frontages. These would contribute to creating attractive tree-lined streetscenes within the development.

The landscaping scheme is fully and acceptably specified, and can be approved as part of the reserved matters application. A landscape implementation and maintenance condition for Phase 2 is required (already covered for Phase 1 under Condition 7 of the hybrid planning permission). Please include the following condition in the event that reserved matters planning permission is granted:

1. The planting scheme shown on FPCR "Detailed Planting Plan – General Arrangement" Drg. No. 8060-L-13 Rev F and "Detailed Planting Plans Sheets 1 to 11" Drgs. Nos. 8060-L-14 to 24 rev F inclusive 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.

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