
From:
Sent: 03 October 2025 09:42
To: Rachael Simpkin
Cc: Planning Comments (SMDC)
Subject: SMD/2021/0780 - Land north of Ayr Rd, Cheadle - Updated comments on Phase 2 reserved matters application

Categories:

Rachael

I have the following comments on the latest amended plans received for this reserved matters application for Phase 2 of the above development.

There have been amendments across the Phase 2 site to proposed internal road layout and housetypes; this results in a need to amend some of the associated details to suit, including the proposed landscaping scheme, and amended plans have been submitted accordingly. The latest landscaping proposals which I have considered are set out on Detailed Planting Plan Sheets 1 to 12 inclusive (Drgs. Nos. 8060-L-13 to 24 inclusive, all Revision I).

The amended road layout and housetypes has no significant material effect on the general disposition of proposed development with respect to site boundaries, principle open space areas, and on-site existing landscape features. Therefore:

- New built development would still comfortably exceed Root Protection Area requirements for existing trees and hedgerows, still allowing for retention of these as previously indicated. In particular: the existing hedgerow and trees along the full length of the north and north-east boundary; existing trees and structural scrub vegetation along the course of the Cecilly Brook forming the south-east boundary; and the majority of existing cross-site hedgerow H17.
- The proposed amended scheme would still make provision for a minimum 15m wide grassland buffer zone within the site alongside Cecilly Brook for enhanced Water Vole habitat, and adjacent to this a further structural landscape buffer zone around the south-east, east, north-east and north sides of the development zone for screening/visual impact mitigation in relation to views towards the site from the open countryside beyond, and create a substantial new urban/rural transition boundary.

The detail of precise positions and numbers of proposed new plants has been adjusted to suit the layout and housetype amendments on plots and on adjacent open space areas where applicable, and remains appropriate and acceptable.

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 latest revised 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.

The landscaping scheme as now amended and set out on the Revision I set of Detailed Planting Plan Sheets 1 to 12 inclusive 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 Sheet 1 of 12” (Drg. No. 8060-L-13 Rev I) and “Detailed Planting Plans Sheets 2 to 12” (Drgs. Nos. 8060-L-14 to 24 Rev I 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 and areas seeded in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting or seeding. 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.

Arboricultural Officer
Development Services
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