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From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0421 Site Address: Garage Site at Froghall Road Cheadle Staffordshire ST10 1JT
Cheadle Comments by: Gregory Coppenhall Staffordshire Moorlands District Council
From:

Stockwell Street
Staffordshire Moorlands
Leek

ST13 6HQ

Phone:

Email: [REDACTED]

Submission: Neither

Comments: From the plans provided there should not be significant harm or loss to the trees on site, if the positioning of the car parking is adjusted to avoid the root protection area of retained trees. The existing site is already a hard standing surface, such that the conversion of this to grass land as an amenity space for the two dwellings respectively can be seen as a betterment for the trees overall. However it is noted that landscaping has already occurred within the protection areas of retained trees, though relatively minor works and therefore likely little damage to their roots.

There has been no arboricultural impact assessment or method statement provided, therefore it is not possible to make a full assessment of the interaction between retained trees and the proposed development.

Notwithstanding this lack of detail, it is evident that there is existing built structures and therefore the footprint of the site will remain largely the same in principal. However, there is likely to be an issue with the fourth and possibly the third parking space to the nearest retained tree. It will significantly encroach the root protection area of the nearest trees and any cars parked here are likely to be directly underneath the tree. It is likely this will lead to sustained pressure to prune or remove those trees.

Therefore it is recommended that the parking arrangement be reconfigured to comply to BS:5837. If the parking area, or at least a few of the spaces closest the retained trees are positioned on the side adjacent the residential property and not the brook, this should resolve the encroachment of the root protection areas of retained trees.

It is recommended that the following condition be observed should consent be granted:

The permission hereby granted is subject to an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) being submitted to and approved in writing by the Local Planning Authority. Any recommendations made within the Arboricultural Method Statement (AMS) must be in place prior to the commencement of any construction or demolition activities.

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