

[REDACTED]

From: [REDACTED]
Sent: 20 August 2026 15:30
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0323 Site Address: Bracks Farm School Lane Freehay Cheadle Staffordshire ST10 1TR Stoke On Trent Comments by: Gregory Coppenhall Staffordshire Moorlands District Council
From:

Stockwell Street
Staffordshire Moorlands
Leek

ST13 6HQ

[REDACTED]

[REDACTED]

Submission: Neither

Comments: Notwithstanding the email from the agent regarding trees, there are several trees on site. Though the cluster of trees located within the proposed area for development are of low value, it is expected that replacement planting will be specified within the proposed landscaping plan to sufficiently account for the canopy loss at the site. This is indicated within the proposed site plan 01507 AL(0)11B along with a proposed orchard and subject to the species selection should represent a betterment overall in terms of canopy cover.

Given that the trees and hedgerows on site are largely confined to the site's boundary, the proposed development is not considered to result in adverse impacts to retained trees. Furthermore, the development is no likely to generate future pressure for pruning or the removal of trees worthy of protection, both on and off the site.

The anticipated construction process is also not expected to encroach upon areas occupied by tree roots or canopy spread, given the location of the development in relation to the trees on site. Therefore, significant negative arboricultural impacts are not expected.

'To safeguard the health, condition and longevity of trees located to the rear of the property in the interests of visual amenity, the development hereby permitted shall be carried out in accordance with the following condition:

Building operations, including the storage or mixing of materials, plant, equipment or waste, shall be limited to the existing hard surfaced area of the site, unless otherwise agreed in writing by the Local Planning Authority. No such operations shall occur within 10 metres of the trees located on the North and Western boundaries without prior written approval from the Local Planning Authority."

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