

Northern Planning Committee

Updates

Date: Wednesday, 14th March, 2012

Time: 2.00 pm

Venue: Meeting Room, Macclesfield Library, Jordangate, Macclesfield

The information on the following pages was received following publication of the committee agenda.

- a) **Planning Updates** (Pages 1 - 2)

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NORTHERN PLANNING COMMITTEE – 14th March 2012**UPDATE TO AGENDA****APPLICATION NO: 12/0309M****LOCATION: Withinlee Hollow, Withinlee Road, Prestbury****UPDATE PREPARED: 13th March 2012****CONSIDERATIONS****Forestry:** No objection subject to conditions

The Forestry Officer has assessed the planning application and offers the following comments:

An Arboricultural Report, Impact Assessment and Method Statement (Scott Fitzgerald Tree Consultants dated 6th March 2012) has been submitted in support of the current application. However this report does not include an assessment of the off-site protected Oak (Macclesfield Borough Council - Land to the North of Magnolia and Larch Rise Tree Preservation Order 1988).

The Forestry Officer has compared the block plan drawing (1009-1001) submitted as part of previously withdrawn scheme (11/2386M) with the current block plan drawing (1103/A.L.012) submitted as part of this application and he is of the view that the only change in footprint that may pose a problem to existing trees is the provision of additional steps to the rear of the garage extending a further 1 metre towards the northeast boundary of the site. It is his understanding that the protected Oak tree is at least 10-12 metres away from the proposed development. In this regard, whilst it has been accepted in the previous submission that there is some incursion into the Root Protection Area of the Oak these additional steps and incursion by his estimation represents only an additional 9m² into the root protection area of the off-site Oak (based upon a stem diameter of 825mm). This 9m² represents about 3.4% of the total root protection area of 307m². Whilst this is only an estimation based upon the Oak tree's stem diameter of 825mm, this represents quite a sizable specimen. If we consider the tree to have a stem diameter of 1 metre (a significant specimen), a 9m² incursion into the root protection area would then only represent 5% of the total RPA. In light of the above the Forestry Officer is of the view that the impact on the off-site protected Oak will therefore not be significant, taking into account the tree's vitality.

The Forestry Officer also notes that his comments relating to the access on the previous application remain applicable. These stated:

The existing vehicular access which serves both the application site and Withinlee Court is of a limited construction suitable for private

vehicular traffic only. Evidence on-site suggests that an amount of root activity is taking place under the bitmac with fracturing and distortion of the surface noted. The trees located immediately adjacent to the junction of the driveway and Withinlee Road are protected by a 1989 Tree Preservation Order, with a significant number of unprotected trees extending down both sides of the driveway. In order to provide a degree of certainty that the identified trees do not suffer any indirect or direct damage during the demolition and construction period, a suitable Tree Protection Scheme will be required which reflects the need to protect both the trees below and above ground level. This can be addressed by condition. A small amount of pruning will be required to establish a suitable clearance height for construction vehicles (which would equate to a civil matter if the trees are within the neighbour's ownership).

The Forestry Officer therefore raises no objection subject to the following conditions:

- Submission and approval of a Tree Protection Scheme.
- Submission and approval of a Construction Specification/Method Statement in relation to the access driveway from Withinlee Road to Withinlee Hollow.
- Submission and approval of a Method Statement in respect of the construction of the retaining walls to the rear of the garage in relation to the offside protected Oak (forming part of G5 of the TPO).