

AMENITY EVALUATION CHECKLIST

COMPLETED BY E HOOD

DATE FORM COMPLETED 25/3/2024

Reference

CE-005

Address

1 KERSHAW GROVE

Town

MACCLESFIELD

Postcode

SK11 8TN

1. BACKGROUND FILE CHECK

Any existing TPOs on or adjacent to the site/land?

Yes

Is the site within a conservation area?

No

Is the conservation area designated partly because of the importance of trees?

N/A

Is the site adjacent to a Conservation Area?

No

Are there any Listed Buildings on or adjacent to the site?

No

Local Plan land-use designation

PG9 - SETTLEMENT BOUNDARIES

Are there currently and designated nature conservation interests on or adjacent to the site?

No

Relevant site planning history (incl. current applications)

APPROVED APPLICATIONS:

63184P - REPOSITIONING OF ACCESS

72996P - FULL PLANNING FOR 2 HOUSES APPROVED 17/2/1998

73880P - FULL PLANNING PERMISSION FOR 10 DWELLINGS (LANDSCAPE CONDITIONS ATTACHED TO SECURE TREE PLANTING REPLACEMENTS FOR LOSS OF HIGH AMENITY PROTECTED TREES)

13/1726T – FELL 1 X NORWAY MAPLE AND 1 X LIME – APPROVED 28/6/2013

16/3986T – FELL 1 X HORSE CHESTNUT AND REDUCE HEIGHT OF X 4 CYPRESS – APPROVED 9/8/2016

Are there any Scheduled Ancient Monuments on or adjacent to the site?

No

Is the land currently safeguarded under the Town & Country Planning (Aerodromes & Technical Sites) Direction 1992?

No

Does the Forestry Commission currently have an interest in the land?

No

Grant scheme

N/A

Forestry Dedication Covenant

N/A

Extant Felling Licence

N/A

Are any of the trees situated on Crown Land?

No

Are any of the trees situated on NHS land?

No

Is the land owned by this Local Authority

No

Is the land owned by another Local Authority

No

2. MOTIVATION

Development Control

N/A

2a(1) Application Ref

N/A

2a(2). Committee deadline

N/A

Development Control Office comments

N/A

Conservation Area Notification

N/A

Application ref

N/A

Date of registration

N/A

Expiry date

N/A

Emergency action

Yes - a request for confirmation has been received by the Council from the tree owner, that important and high amenity trees are not afforded formal protection, ahead of the expressed intention to remove some of them if no statutory protection applies.

Strategic inspection

No

Change to Local Plan land-use

No

Change in TPO legislation

No

Sale of Council owned land

No

Reviewing existing TPO

In part

Hedgerow Regulations 1997

No

3. SOURCE

Source

Tree officer

Site visit date

19/03/2024

Inspecting Officer

L SAUNDERS & E HOOD

Site description

The area in which the trees stand is a wide, linear grassed area located to the north of Chester Road (A537) and south of the access road to residential properties on Kershaw Grove. The site is within the settlement boundary of Macclesfield and comprises of predominantly residential properties to the north and south of one of the main arterial routes into Macclesfield.

Description of surrounding landscape character

The existing site and surrounding areas benefit from a significant amount of statutory protection to existing established tree cover in recognition of the contribution that the trees make, and have made, to the landscape character and sylvan setting of the area. An area of protected tree cover is located to the east of the area with residential dwellings on Kershaw Grove to the north. Chester Road and further residential development is located to the south of the area.

Statement of where the trees are visible from

Kershaw Grove, Chester Road, Jutland Close the roundabout which serves Haldene Road and Fieldbank Road and the Ambulance Station

Photograph the trees, the site, and surroundings.

As within the supporting Amenity Evaluation Assessment

Landscape function

Road frontage (principal), Screening/buffering, Backdrop, Filtered views, Glimpses between properties or through gateways

Visual prominence

Neighbourhood, estate, locale, Site and immediate surroundings, Conurbation

Species suitability for the site

Fairly suitable

Condition

Good

Past work consistent with prudent arboricultural management?

Yes

Are past works likely to have compromised long term retention?

No

Will past work necessitate any particular future management requirements

N/A

Tree size (at maturity)

Large (more than 15m)

Presence of other trees

Medium percentage tree cover

Define visual area/reference points

Nearby roads and footpaths

Are the benefits current?

Yes

4. BENEFITS

Assessment of future benefits

The trees represent both current and future growth potential

Assessment of importance as a wildlife habitat

The trees present nesting sites for birds

Additional factors

Part of deliberate composition (avenue/focal point) – landscape Scheme approved with development

5. EXCEPTIONS (TCPA 1990)

Are any of the trees obviously dead, dying or dangerous

No

Are there any statutory obligations which might apply?

Yes

Is there any obvious evidence that the trees are currently causing any actionable nuisance?

No

Based on the trees in their current locations, is the likelihood of future actionable nuisance reasonably foreseeable?

No

Is there any Forestry Commission interest in the land?

No

6. EXEMPTIONS (MODEL ORDER)

Are there any extant planning approvals on the site which might compromise retention of the trees?

No

Are there any lapsed planning approvals which might have compromised the trees?

No

Are any of the trees obviously cultivated for commercial fruit production?

No

Are any of the trees situated on or adjacent to a statutory undertaker's operational land?

YEs

Are any of the trees situated on or adjacent to land in which the Environment Agency has an interest?

No

7. COMPENSATION

Do any of trees currently show any obvious signs of causing damage?

If Yes provide details

Based on the trees in their current locations, is the risk of future damage reasonably foreseeable?

If yes provide details (future damage)

N/A

Are there any reasonable steps that could be taken to avert the possibility of future damage or to mitigate its extent?

N/A

If yes provide details (reasonable steps)

8. HEDGEROW TREES

Individual standard trees within a hedge

No

An old hedge which has become a line of trees of reasonable height

No

Are the "trees" subject to hedgerow management?

No

Assessment of past hedgerow management

N/A

Assessment of future management requirements

N/A

9. MANAGEMENT

Are the trees currently under good arboricultural or silvicultural management

Yes

Is an order justified?

Yes

Justification (if required)

To ensure the long term retention and management of trees of arboricultural significance in accordance with current best practice recommendations

10. DESIGNATIONS

Do the trees merit protection as individual specimens in their own right?

Yes - could do if a group wasn't appropriate

Does the overall impact and quality of the trees merit a group designation?

Yes

Would the trees reasonably be managed in the future as a group?

Yes

Area

N/A

Woodland

Does the 'woodland' form an area greater than 0.1 hectare?

N/A

Identify the parcel of land on which the trees are situated

As indicated on TPO plan

11. MAP INFORMATION

Identify all parcels of land which have a common boundary with the parcel concerned

Confirmed

Identify all parcels of land over which the physical presence of the trees is situated, or that they could reasonably be expected to cover during their lifetime

Confirmed

12. LAND OWNERSHIP

Land ownership details (if known)

See list of persons to be notified of service of TPO

Land Registry search required?

Yes

13. SUPPLEMENTARY INFORMATION

Has a detailed on-site inspection been carried out?

Yes

Does the risk of felling justify making an order prior to carrying out a detailed on-site inspection

Yes

Provide details of trees to be excluded

Most of the trees within the group are of sufficient quality to be included within the TPO

Additional publicity required?

No

Relevant Local Plan policies

Cheshire East Local Plan Policies:

SE5Trees, hedgerows and woodlands

Statement of reasons for promoting this Order

- a) It is in the interests of maintaining the amenity of the area in which the trees stand, in that they are considered to be a long-term amenity feature.
- b) Since amenities are enjoyed by the public at large and without the protection the Order affords; there is a risk of the amenity being destroyed and It is considered expedient in the interests of amenity to make provision for their long-term retention.
- c) In the interests of securing the retention and enhancement of established tree cover in accordance with the strategic goals and priorities of the Cheshire East Council Environmental Strategy and Green Infrastructure Plan.
- d) The trees form part of an approved Landscape Scheme associated with the original development which secured new tree planting as mitigation for tree losses in accordance with Section 197 of the Town and Country Planning Act 1990.

Would loss of the trees have a significant impact on the local environment?

Yes

Will a reasonable degree of public benefit accrue?

Yes

Is an Order in the interests of amenity?

Yes

Is an Order expedient in the circumstances?

Yes

Date form completed

25/03/2024

Form status

Completed

E HOOD

Parish

Macclesfield Town Council

Ward

Broken Cross and Upton