

STRATEGIC PLANNING BOARD – 20th JUNE 2012

UPDATE TO AGENDA

APPLICATION NO: 12/1254M

LOCATION: Macclesfield District Hospital, Victoria Road,
Macclesfield

UPDATE PREPARED: 18th June 2012

DETAILS OF PROPOSAL

Reserved matters approval is sought for the appearance of the car deck and for the associated landscaping.

CONSIDERATIONS

Forestry: No objection subject to a condition

The Forestry Officer has assessed the additional information that has been submitted in respect of the ramp access to the first floor of the car deck and offers the following comments:

The loss of the two trees which occupy the leading western edge of group G11 is accepted with the tree located closest to the existing car park presenting a particularly weak included fork union, with signs of inherent movement noted. Removal of this tree would have been considered expedient irrespective of development. Six replacement trees have been identified to be incorporated within the proposed planting scheme along the eastern edge of the car park and the existing building. The planting will not be visible from the wider aspects of the site with both the proposed car park and existing building restricting views. This should be considered as part of an overview of the proposed landscape scheme.

The position of tree T1 (within group G12) in relation to the proposed access ramp requires the reduction of the tree's northern crown aspect by 25% in order to provide both free access for construction and accessibility for users. The specified pruning is considered acceptable, and will not significantly detract from the tree's importance within the landscape setting.

The supporting arboricultural documentation identifies the access ramp marginally encroaching within the Root Protection Area (RPA) of tree T1 (within group G12). The tree protection plan identifies an absence of protection, with the report identifying the boundary wall most likely having re-directed the tree roots spreading laterally along the perimeter, and not into the hospital site. No details have been supplied to support this statement, with any restriction on root migration being dependent on the wall's foundation depth. In order to facilitate the upright supports for the ramp, which individually are accepted as being unlikely to have a negative impact on tree

T1, heavy machinery will be required to implement the structure. Precautionary ground protection and fencing will be required to mitigate against any root migration that has developed to the north beyond the wall. This can be dealt with by condition.

The loss of the low value small trees and shrubs associated with group G10 is accepted.

The Forestry Officer therefore raises no objection subject to a condition requiring the submission of a Tree Protection Scheme. The application is therefore considered acceptable from an arboricultural perspective and is considered to comply with policy DC9 of the Local Plan.

Landscape: No objection

A Landscaping Scheme was submitted to the Local Planning Authority that was assessed by the Landscape Officer. She considers that the proposed scheme is acceptable and therefore raises no objection. The proposed development is therefore considered to comply with policy DC8 of the Local Plan.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the submitted landscaping details, elevational ramp details and tree information are acceptable. Subject to an additional condition to overcome the Forestry Officer's concerns (as discussed above) the application is recommended for approval.

Additional Condition:

1. (a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.
- (b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.
- (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality and in accordance with policy DC9 of the Macclesfield Borough Local Plan 2004.