

## **NORTHERN PLANNING COMMITTEE – 19 December 2012**

### **UPDATE TO AGENDA**

#### **APPLICATION NO.**

12/4038M

#### **LOCATION**

Former Beech Lawn and Woodbridge, Brook Lane, Alderley Edge

#### **UPDATE PREPARED**

17 December 2012

#### **KEY ISSUES**

##### **Trees / landscaping**

The forestry officer has now commented on the application and raises no objections subject to the development being carried out in full accordance with the submitted Arboricultural Statement and Tree Protection Plan, and the Method Statement for tree protection in respect of tree T2, a Silver Birch that is adjacent to the site access.

Similarly, the landscape officer notes that the proposal will not lead to any significant landscape impacts. However, it is noted that the application does indicate that there will be a new stepped retaining wall along the boundary with the by-pass. No information has been submitted about this wall, and therefore details should be required as part of the landscaping conditions.

#### **CONCLUSIONS**

As in the original report, a recommendation of approval is made.

#### **Conditions**

In light of the above comments, in addition to the 11 conditions listed within the original report, the following two conditions are also recommended:

12. Development to be carried out in strict accordance with the submitted Arboricultural Statement and Tree Protection Plan
13. Development shall be carried out in strict accordance with the submitted Method Statement for Tree Protection in respect of T2 Silver Birch.