PDA GROUP

PRICE DINSDALE ASSOCIATES LTD

CHARTERED ARCHITECTS

ARBORICULTURAL STATEMENT

For

CONSTRUCTION OF SIX DWELLINGS

At

THE PUNCHBOWL, MANCHESTER ROAD, BUXTON

September 2011

Provision of Six Additional Dwellings at The Punchbowl, Manchester Road, Buxton

Arboricultural Statement – September 2011

This present Application seeks only to vary the terms of Planning Consent No. HPK/2008/0153 in two respects, neither of which have any relevance to trees and hedges.

The proposals in this current Application seek to vary the development already consented in Application no. HPK/2008/0153 in terms of:-

1. The replacement of one proposed large detached dwelling by two smaller dwellings
2. Alterations to the proposed elevational treatment of the dwellings.

All arboricultural matters were resolved during discussions with HPBC's Arboricultural Officer, Monica Gillespie, during consideration of Application No. HPK/2008/0153.

At that time, following HPBC's Arboricultural Officer's inspection of the existing trees and hedges on site, it was agreed that:-

1. The access roadway should be positioned so as not to affect the only substantial grouping of mature trees at the eastern edge of the development site.
2. That the small trees along the boundary of Manchester Road were of little or no value, but that, if individual trees could be retained, this would be helpful.
3. It was agreed that the general "hedge"/ undergrowth along the Manchester Road boundary was on no value, and could be grubbed up.
4. HPBC's Arboricultural Officer to make an on-site assessment of the small boundary trees immediately prior to the commencement of development, to determine those that were suitable for retention and those that could be removed without loss.

The above matters were formalised and confirmed in Conditions Nos. 9 & 10 of Consent No. HPK/2008/0153:-

9. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

10. No development or other operations shall commence on site in connection with the development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Works.

The above Conditions have been retained in the grant of Consent No. HPK/2011/0163, on 19th May 2011, to extend the period of Consent No. HPK/2008/0153 for a further three years.

We would expect that the Planning Authority would impose exactly the same Conditions on the present Application. However, in the light of previous consultations and Consents regarding this development, it is respectfully suggested that there is no useful purpose served by the commissioning of a formal tree survey.

PDA Group
Buxton
Septemberl 2011