

From: [Hannah Varley](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: DOC/2024/0107
Date: 26 November 2024 14:33:23
Attachments: [image001.png](#)

Sent: 26 November 2024 11:02

Subject: DOC/2024/0107

Hi Hannah

The submitted details have the following issues:

Tree Protection

Why is T1 being removed? No reasons have been provided for the tree's removal. This is a B class tree that has a long expected lifespan. The tree is currently outside of the footprint of the proposed building so can be retained. Proposed site plans show it as being retained and the supplied landscaping report recommends it is retained. No details on how the incursions in to the root protection areas of 2T & 8T will be managed. 2T is likely to be damaged through general development activity (storage of materials and waste, movement of people and machinery, etc) & 8T is going to be damaged by the installation of the driveway, which will likely involve the severing of roots. Why has no protection information been provided for this?

The condition requests this:

11. No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include full details of the following:

a) Timing and phasing of Arboricultural works in relation to the approved development.

Has been provided but not full protection described so incorrect

b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works. **Provided**

c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order. **Yes but lacking full details**

d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme **No – driveway being constructed in RPA and no details how this will be done**

e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details. **A comment has been provided but no location**

f) Details of any changes in ground level, including existing and proposed spot levels

required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme. **Provided**

g) Details of any vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012). The design and construction must in accordance with the recommendations of BS5837:2012. Include details of existing ground levels, proposed levels and depth of excavation. **No details provided**

h) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement. No development shall take place except in complete accordance with the approved AMS. **No confirmation that the site will be monitored or even that the initial set up of the site will be checked to be correct**

Reason:- To protect the health and amenity of the trees in accordance with Policies EQ2 and EQ9 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

Overall the supplied report and details are poor and do not inspire confidence that existing tree cover at this site will be protected.

Landscaping

No landscaping plan has been provided, so no assessment can be made.

Craig McCrindle

(He/Him)

Arboricultural Officer

High Peak Borough Council and Staffordshire Moorlands District Council

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