

## High Peak B.C. – Tree Comments

**Date:** 3/6/25

**Planner:**

**Planning Ref:** HPK/24/0481

**Site:** LAND AT TALBOT ROAD, GLOSSOP

### **Trees on Site:**

- 78 individual trees, 9 Groups of trees and hedging on site and affected by the proposal
- No current TPOs or conservation areas protecting the trees.
- Tree Survey suggests there are trees worthy of protection.
- 36 proposed trees.

### **Tree Concerns:**

- Only a tree survey provided – no other detailed information has been provided.
- New streets created that are not proposed to be tree-lined.
- Trees proposed for removal (Concept plan) but no confirmation as to which trees.

### **Discussion:**

Whilst there are no objections to the principle of this development, the supplied information, in terms of arboriculture, is very poor and does not help to paint a clear picture about is proposed with regards to the existing and future tree stock. The design appears to largely stay away from healthy, safe trees and seemingly proposes to only remove trees that are dead/dying/dangerous, however this is based on assumptions.

### **Poor level of detail**

The British Standard 5837 provides guidance on what is regarded as reasonable levels of information that an applicant should provide at each stage of planning so that an accurate decision can be made by the planning department. At this stage it is not unreasonable to expect the following to be supplied:

|                                            |              |
|--------------------------------------------|--------------|
| 1. Tree Survey                             | PROVIDED     |
| 2. Tree retention/removal plan             | NOT PROVIDED |
| 3. Retained trees and RPAs shown on a plan | NOT PROVIDED |
| 4. Arb Impact Assessment (AIA)             | NOT PROVIDED |

Partial details of 2 & 3 have been provided in the Design and Access statement, but the trees have not been marked with the tree numbers in the supplied Tree Survey, so it is impossible to fully judge what trees are being impacted and if the proposals are appropriate.

The applicant has also not provided their own assessment, as would be expected in an AIA report, which would help to answer the majority of those questions.

If consent is granted then the following information will be required:

- Detailed hard and soft landscaping design, including details on tree species and planting specifications
- Tree Protection Plan
- Method Statement detailing how the tree protection plan will be implemented.
- Schedule of works to retained trees.
- Arboriculture site monitoring scheme

- Post construction remedial works

### **Trees proposed for removal**

The only details about tree removals are supplied on the 'Concept Plan', which states "Existing CAT U trees to be removed". As stated above it is not possible to assess which trees these are and if they really class as U category trees.

There also appears to be root protection areas on the concept plan that don't relate to trees. Are these other trees that are proposed for removal?

Generally there is no confirmation about how many trees are to be removed, so an assessment of the impact on the tree stock and the appropriateness of planting proposals can't be assessed.

### **Tree-lined Streets**

Updates to the NPPF have confirmed the government's desire for newly formed streets to be tree-lined. The current proposal will only see one of the proposed streets be tree-lined. The NPPF states the following:

*136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined*

The scheme must be re-designed to include trees in street. Confirmation will also be needed to confirm if the maintenance of any street trees will be the responsibility of the local authority, so that appropriate management costs can be sought.

### **Decision:**

I have been informed that the application is to confirm the principle of the size of the development and the access points into the site, therefore the concerns stated above can be resolved at the Reserved Matters stage and there is no objection to this application.

The following tree protection conditions should be applied:

### **Conditions:**

#### **PROTECTION OF EXISTING TREES/HEDGEROWS AND PLANTING LOCATIONS (DEMOLITION & CONSTRUCTION)**

No operations (including initial site clearance) shall commence on site in connection with development hereby approved until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees and hedgerows has been submitted and its installation on site has been approved in writing by the Local Planning Authority.

All protection measures must fully detail each phase of the development process taking into account demolition/site clearance works, all construction works and hard and soft landscaping works.

Details shall include the following:

- Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837\*, with tree works proposals. All trees must be plotted on a site plan\*\*, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- A plan\*\* detailing all trees and hedgerows planned for retention and removal.

- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- Timing and phasing of works.
- Site specific demolition and hard surface removal specifications
- Site specific construction specifications (e.g. in connection with foundations, bridging, water features, surfacing)
- Access arrangements and car parking
- Level changes
- Landscaping proposals
- A Tree protection plan\*\* in accordance with BS5837\* detailing all methods of protection, including but not restricted to: locations of construction exclusion zones, root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent & temporary hard surfaces.
- Soil remediation plans, where unauthorised access has damaged root protection areas in the construction exclusion zones.

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

\*Using the most recent revision the of the Standard

\*\* Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority)

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of the local environment, air quality and adapting to and mitigating climate change in accordance with policies EQ1, EQ2, EQ5 and EQ9 of the Local Plan.

### **TREE MONITORING PLAN**

The development hereby approved shall be constructed in accordance with a suitable Tree Monitoring Program.

(a) Prior to the commencement of development (including ground works and site clearance), the following shall be submitted to and approved by the Local Planning Authority:

A tree monitoring program to include:

- Confirmation of who shall be the lead arboriculturalist for the development.
- Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.
- Details of induction procedures for all personnel in relation to Arboricultural matters.
- A detailed timetable of events for arboricultural supervision concerning all tree protection measures within the approved Tree Protection Plan, including:
  - Prestart meeting with an High Peak Borough Council Tree Officer.
  - Undertaking tree works and removals.
  - Initial implementation/installation of the tree protection measures.
  - Installations of 3D cellular confinement systems.
  - Approved incursions in to construction exclusion zones.
  - Final removal of the tree protection measures

- Procedures for dealing with non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement .

(b) Within three months of first use of the development hereby approved, a report containing the following details shall be submitted to and approved by the Local Planning Authority:

- Results of each site visit by the lead arboriculturist with photos attached and details of any non-approved incursions of the tree's root protection areas and the remediation measures undertaken.
- Assessment of the retained and planted trees including any necessary remedial action as a result of damage incurred during construction.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of the local environment, air quality and adapting to and mitigating climate change in accordance with policies EQ1, EQ2, EQ5 and EQ9 of the Local Plan.

### **Tree planting and soil rooting volume condition**

A suitable scheme of proposed tree planting and pits shall be submitted to and approved by the Local Planning Authority prior to the first use of the development hereby approved.

- Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.
- Locations of all proposed species.
- Comprehensive details of ground/tree pit preparation to include:
  - Plans detailing adequate soil volume provision to allow the tree to grow to maturity
  - Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future
  - Staking/tying method(s).
  - Five year post planting maintenance and inspection schedule.

All tree planting must be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 28th February inclusive). The quality of all approved tree planting should be carried out to the levels detailed in British Standard 8545, Trees: from nursery to independence in the landscape - Recommendations.

Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting, must be replaced during the nearest planting season (1st October to 31st March inclusive) with a tree/s of the same size, species and quality as previously approved.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of the local environment, air quality and adapting to and mitigating climate change in accordance with policies EQ1, EQ2, EQ5 and EQ9 of the Local Plan.