

Confirmation of Tree Preservation Order

Trees at Land at Parkhouse Interchange, Parkhouse Road West, Chesterton

Tree Preservation Order No 181 (2017)

Town & Country Planning Act 1990

Town & Country Planning (Tree Protection) (England) Regulations 2012

The Provisional Order

This Provisional Tree Preservation Order protects 63 individual trees at IDS International Decorative Surfaces) at Parkhouse Interchange, Parkhouse Road West, Chesterton

The 6 month period for this Order expires on 2nd September 2017.

RECOMMENDATION

That Tree Preservation Order No 181 (2017) land at Parkhouse Interchange be confirmed as modified protecting 42 trees and that the owners of the site be informed accordingly.

Reasons for Recommendation

Background

This site has recently been redeveloped, with some tree losses accepted as a part of the redevelopment proposal. A comprehensive landscaping scheme (which included replacement tree planting) was agreed and implemented by way of a planning condition for the site.

Damage to retained trees occurred during the construction of this development, due to inadequate tree protection (which had not been installed in accordance with the approved Tree Protection Plan). This was dealt at the time of the application.

Following the completion of the scheme, some additional tree removal and pruning took place following a meeting with the site owner's representative on site. These works were completed to a good standard.

The Borough Council has since been made aware that further tree removals and harsh pruning are planned, in order to increase views of the building and signage from the highway.

In order to ensure that their longer-term visual amenity is maintained officer made the Tree Preservation Order on 3rd March 2017.

Following re-inspection of the site at a time when the trees are in leaf, it is apparent that some of the trees are not in sufficient health to warrant a permanent Tree Preservation Order, and the following 19 trees have been excluded from the confirmed order.

T3,T4,T5,T6 : Gleditsia

T9 T42 Beech

T10, T11, T12: Sorbus

T26 T45 T57 T58 Alder

T41, T43 T46 T54 : Honey locust
T59: Pear
T65: Whitebeam

It should be pointed out that the developer has an obligation to replace some of these trees by way of the landscaping condition that affects the site whereby any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size. It is our understanding that new planting was completed in spring 2013.

Your officers are of the opinion that the trees upon which the order is to be confirmed are generally young and generally healthy at present and are of sufficient amenity value to merit the making of a Tree Preservation Order. They are considered to be appropriate species for the locality and provide public amenity value due to their elevated and prominent position at the busy Parkhouse Roundabout.

The trees are also clearly visible from Talke Road, Parkhouse Road West and Rosevale Road, softening and screening views of the industrial unit beyond.

Representations

Following the consultation period no representations were received.

Issues

In total there are 42 trees found to be worthy of long term retention on the site.

The Tree Preservation Order will enable the trees to reach maturity without pressures for harsh pruning or felling.

The Tree Preservation Order will not prevent the owner from carrying out good management of the trees nor improving or developing the site, and it will give the Council the opportunity to control the works and prevent unnecessary cutting down, lopping, topping, uprooting, wilful damage or wilful destruction.

The owner will be able to apply for permission to carry out maintenance work to the trees as necessary in order to safely manage them.

The trees included in this order are a significant feature in the locality; their value will increase as younger trees mature. The loss of these trees would have a detrimental effect on the visual amenity, not only of the site but also to one of the busiest main routes towards Newcastle Town Centre.

Your officer recommends that the 42 trees are permanently protected and that TPO181 (2017) be confirmed as modified.

Date report prepared

20th June 2017