

Confirmation of Tree Preservation Order

Trees at Greyhound Gap, Grindlestone Edge House, Cobmoor Road, Kidsgrove

Tree Preservation Order No 202 (2019)

Town & Country Planning Act 1990

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

The Provisional Order

The Provisional Tree Preservation Order protects trees at land at and around Grindlestone Edge House, Cobmoor Road, Kidsgrove.

The Order was served using delegated powers on 1/03/2019. The consultation period ended on 29/03/2019.

Approval is sought for the order to be confirmed as made.

The 6 month period for this Order expires on 31st August 2019

RECOMMENDATION

That Tree Preservation Order No 202 (2019), Trees at and around Grindlestone Edge House, Cobmoor Road, Kidsgrove be confirmed as made and that the owners of the site be informed accordingly.

Reasons for Recommendation

Background

Mature trees on this site make an important contribution to the local landscape being clearly visible from Cobmoor Road, Knowsley Lane; from nearby Public Footpaths and from within wider open landscape setting.

Arboricultural information submitted with a recent planning application revealed an intention to remove trees on this site, including a visually important Oak tree to accommodate the new development.

The affected Oak tree is a mature hedgerow Oak of a notable size, situated in a visually prominent position at the corner of two public footpaths. The tree is of a good shape and form and provides visual screening and softening of buildings at the Kennels from within the wider landscape setting.

There are other mature trees (around the perimeter of this site) that also make a valuable contribution to the local landscape, and their loss would have a detrimental effect on the visual amenity, not only of the site but also to the locality.

In order to protect the long term well-being of these trees, they should be protected by a Tree Preservation Order.

Representations

Following the consultation period, no representations were received.

Issues

Since the serving of the tree preservation order, and following communications with the developers architect and arboricultural consultant, an altered proposal was submitted that demonstrated that all protected trees on the site could be retained in accordance with the current British Standard (BS5837:2012, Trees in Relation to Design, Demolition and Construction- Recommendations). This application (ref 18/00893/FUL) received planning approval, subject to planning conditions, on 27th June 2019.

The placing of the new TPO will not prevent future development on the site nor tree management; however, it will allow the Borough Council the opportunity to prevent any unwarranted tree loss or pruning that is not in accordance with good arboricultural practice.

In order to protect the long-term wellbeing of the trees on this site, they should be protected by a confirmed Tree Preservation Order.

Date report prepared

28th June 2019