

Planning Officer: Miss Z Toppin

Planning Application Ref: M/4/21/T

Location: 15 Phoenix House, East Avenue, Middleton, PO22 6EG

Description of works: Fell 1no. pine tree (T23) and replace with 1no. heavy standard pine tree in adjacent location.

Reason given: Root growth prevents restoration of driveway

Comments on Application:

Black pine / *Pinus nigra subsp.* Height: 10-15m Radial spread: 5-10m Age class: Late-mature

- Outwardly this tree appears to be in a fine physiological state and stable. It is a major constituent of the local tree population; visible in part from surrounding properties and clearly to traffic accessing/exiting this part of the estate. As such, it has public amenity value.
- The applicant/agent have provided both historical and recent reports in support of the work proposal; the former being particularly informative – illustrating the rooting pattern and providing an historical account of progressive damage, associated with the tree.
- It has clearly thrived at its location and roots have been able to exploit the surrounding area. Relatively light structures such as driveways are particularly vulnerable to direct damage from developing roots, when in proximity to large vigorous trees – as has been established in this case. It was perhaps foreseeable that damage would occur, nonetheless, it would be unreasonable to expect a 3rd party to tolerate such damage – especially where it prevents restoration of established driveway/hard standing serving their property.

Conclusions:

- The work proposed has been justified on arboricultural grounds. There are no reasonable engineering solutions available that would permit the tree to remain in harmony with repair to or reinstatement of adequate driveway.
- Although a substantial sized tree with obvious amenity value, its removal will not be overtly detrimental to the character of the wider area and can be regarded as an opportunity to advance the installation of a successor as part of the ongoing and comprehensive replacement planting strategy already underway.

Recommendation:

- I recommend **CONSENT** for this application, subject to the following condition:

Condition to Be Applied to Approved Work: -

- Once the tree has been felled then a replacement tree is to be planted nearby and to within 5metres.

This is to be of Standard Nursery Stock proportions (10-12cm girth & 2m to 3m overall height) supported on a 'short stake' system with appropriate securing ties and pads.

It is to be planted within 12 months of the removal of the pine tree.

The species shall be the following: -

Black pine / *Pinus nigra Maritima/Austriaca*

- **Reasons:** To accord with current industry guidelines and sound arboricultural practice in general.

Mark Warwick
Tree Officer / Parks and Greenspace Team