

From: Planning Policy & Projects To: Planning Representations

Date Received: 16/11/21

Your Ref: D Rawsthorne

Date Returned: 8/12/21

Date: 16/11/21

Application Number: A/21/92629/MAJ

Proposal: Residential development of 17 two and three storey detached dwellings with roof terraces, landscaping, parking and associated works together with new access from Wingates Road and new pedestrian access from Leyland Mill Lane following demolition of former mill buildings

Development at: Leyland Mills Leyland Mill Lane Wigan WN1 2SB

Planning Response Trees: TPO ☒ **No: 33/2007 and 37/2007**

Conservation Area ☒ **Title: Wigan Lane**

Tree Survey ☒

Landscape ☐

Ecology ☐

Are trees Affected by Proposal? Yes

Tree Survey Included? Yes

Topographical Survey Included? Yes

Full Service Plan Included? No

Level changes proposed? Yes

Comments:

I cannot support the application for the following reasons:

The submitted tree survey does not meet BS 5837. Treesure has categorised the many of the trees as category C but have also indicated that the trees are in good condition with more than 20+ years life expectancy. BS 5837 2012 Trees in relation to Demolition, Design and Construction Recommendations Table 1 clearly states that trees of moderate quality with a life expectancy of at least 20 years should be category B not category C and therefore I have to conclude that the survey fails to demonstrate the need to remove trees to facilitate the development.

Included with the tree survey is an arboricultural impact assessment (AIA) which is light on detail of the potential impact on trees affected by the proposed development.

It is proposed to access the site via a new road from Wingates Road. The road will pass through a designated woodland tree preservation order and will require major engineering operations to accommodate the changes in levels. I consider the work required to facilitate the access is such that there will be a significant impact on trees and the woodland unit as a whole the impact of such work has not been addressed in the AIA.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unsuitable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline• Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			See Table 2
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

It is my contention that the proposals will require the removal of protected trees which are in good condition to be in good condition, with an estimated life expectancy of greater than 40+ years therefore, I cannot support their removal.

The applicant has not fully considered the impact of the engineering work necessary to construct the new access road and does not indicate the level differences before and after completion of the development.

The proposed loss of trees will have a significant impact on the amenity of the area and the verdant character of the area.

The applicant has not considered the potential impact trees will have on the useability of gardens and the impact of overshadowing on new occupants.

Unless evidence can be shown that the trees and woodland are of poor quality all trees protected by tpo should be retained and incorporated into the development plan.

- **Should any subsequent amendments to the application or plan be made I will require notification immediately prior to any consent being granted.**

T.P.O. in Place? Yes

Planning Conditions Required? N/A

Signed  Dated 8/12/21