

From: Leamey, Helen
Sent: Tue, 3 Dec 2019 08:57:12 +0000
To: Plan Apps
Subject: FW: 2019/0366/FUL Pennylands House High Street Skelmersdale

From: Thornber, Dave
Sent: 27 November 2019 17:30
To: Leamey, Helen <Helen.Leamey@westlancs.gov.uk>
Subject: 2019/0366/FUL Pennylands House High Street Skelmersdale

Helen,

Re: 2019/0366/FUL | Demolition of existing structures and erection of Class A1 foodstore and flexible use (Class A1/A2/A3) unit with associated access, car parking, servicing and hard and soft landscaping | Pennylands House High Street Skelmersdale.

Planning Policies

West Lancashire Local Plan 2012-2027 Development Plan Document

Policy GN 3. Criteria for sustainable Development Section. 4 Landscape and Natural Environment.

EN2. Preserving and enhancing West Lancashire's Natural Environment.

Sub section 3. Trees and Landscaping.

I have inspected the site and considered the proposals with regard to the existing tree cover and the submitted arboricultural constraints appraisal and the landscaping proposals.

Most tree removal to accommodate the proposed layout is situated within the centre of the site.

The submitted tree appraisal includes a tree constraints plan but does not consider the impact of the proposed development on tree the tree cover (arboricultural impact assessment).

18 trees and 8 groups are listed in the tree survey data.

It appears that 8 trees and 3 groups would be removed to accommodate the proposals. Of these 5 are lower grade trees and two lower grade groups, with 2 moderate grade trees T12 and T13.

G4 are graded as moderate and consist of 6 semi-mature Scots Pines. These Pines are the most notable feature within the centre of the site.

The landscape plan includes full details including species, sizes, planting specification and maintenance details.

The proposed landscaping would provide an element of good screening and softening to the car parking areas and building.

The proposed tree planting along the south and western boundaries of the site have potential to compensate for tree loss to facilitate the proposed layout.

I consider on balance that there is sufficient new planting to mitigate for the loss of the Scots Pines and on that basis I have no objections to the proposals.

The landscaping plan is suitable to approve with any approval of the application.

David Thornber

Arboricultural officer

Directorate of Place and Community

West Lancashire Borough Council

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