



High Peak Borough Council

IMPORTANT – This Communication May Affect Your Property

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDERS) (ENGLAND)
REGULATIONS 2012**

HIGH PEAK BOROUGH COUNCIL Tree Preservation (149 Manchester Road, Chapel-en-le-frith, SK23 9TN) Order 2026 No HPBC329

THIS IS A FORMAL NOTICE to let you know that on 9th April 2026 we made the above tree preservation order (TPO). A copy of the order is enclosed. In simple terms, no one is allowed to cut down, top or lop without our permission any of the trees described in the 1st Schedule of the order and shown on the map.

We have made the order because:

The old area TPO covering the site has been reviewed and updated with accurate data.

- It is expedient in the interests of amenity and the landscape character of the area.
- Exceptional landscape value
- Trees of particularly good form
- Screening/buffering
- Importance of wildlife.

The order came into force, on a temporary basis, on 9th April 2026, and will remain in force for six months. During this time we will decide whether the order should be given permanent status.

People affected by the order have a right to object or make comments on any of the trees or woodlands covered before we decide whether the order should be made permanent.

If you would like to make any objections or comments, please make sure we receive them in writing by 14th May 2026. Your comments must meet regulation 6 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012 (a copy is on the reverse). Please send your comments to the Tree Service at the address below. We will carefully consider all objections and comments before deciding whether to make the order permanent.

We will write to you again when we have made our decision. In the meantime, if you would like any more information or have any questions about this letter, please contact the Tree Service at trees@highpeak.gov.uk.

Dated: 9th April 2026

Signed: 

Arboricultural Officer on behalf of High Peak Borough Council
Town Hall Market Place Buxton SK17 6EL



High Peak Borough Council

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6. (1) Subject to paragraph (2), objections and representations:

(a) shall be made in writing and:

- (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
- (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Form of Tree Preservation Order

Town and Country Planning Act 1990

The HIGH PEAK BOROUGH COUNCIL Tree Preservation (149 Manchester Road, Chapel-en-le-frith, SK23 9TN) Order 2026 No HPBC329.

High Peak Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as High Peak Borough Council Tree Preservation (149 Manchester Road, Chapel-en-le-frith, SK23 9TN) Order 2026 No HPBC329.

Interpretation

2.— (1) In this Order “the authority” means High Peak Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 9th day of April 2026

Signed on behalf of High Peak Borough Council



Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by High peak Borough Council without modification on the [] day of [insert month and year]]

OR

[This Order was confirmed by High Peak Borough Council, subject to the modifications indicated by [state how indicated], on the [] day of [insert month and year]]

Signed on behalf of High Peak Borough Council

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by High Peak Borough Council on the ____ day of _____ and _____.

Signed on behalf of High Peak Borough Council

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by High Peak Borough Council on the ____ day of _____ by a variation order under reference number _____ a copy of which is attached.

Signed on behalf of High Peak Borough Council.

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by High Peak Borough Council on the ____ day of _____

Signed on behalf of High Peak Borough Council

.....

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak (<i>Quercus</i> sp.)	South of site, in open lawn area
T2	Poplar (<i>Populus</i> sp.)	Southeast corner
T3	Oak (<i>Quercus</i> sp.)	Southeast corner on boundary with 141 Manchester Rd
T4	Purple beech (<i>Fagus</i> sp.)	Southeast corner on boundary with 141 Manchester Rd
T5	Oak (<i>Quercus</i> sp.)	Southeast corner on boundary with 141 Manchester Rd
T6	Pine (<i>Pinus</i> sp.)	To rear of 143 Manchester Road

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	None	

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
G1	7 x Chestnut (<i>Aesculus</i> sp.) 3 x Beech (<i>Fagus</i> sp.) 1 x Lime (<i>Tilia</i> sp.) 1 x Sycamore (<i>Acer</i> sp.)	Northern boundary, east of driveway
G2	2 x Sycamore (<i>Acer</i> sp.) 1 x Oak (<i>Quercus</i> sp.)	Northern boundary, west of driveway

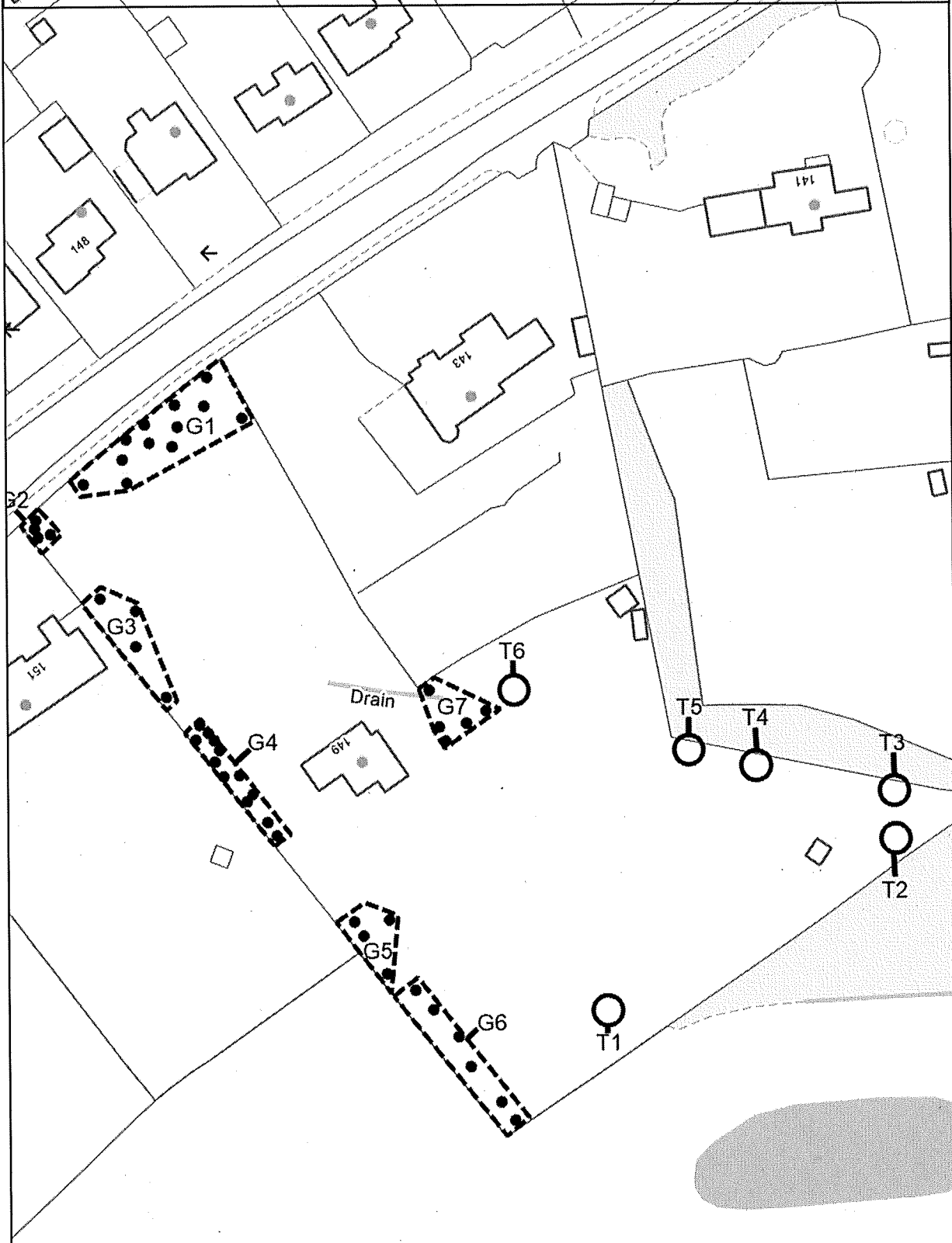
	1 x Chestnut (<i>Aesculus</i> sp.)	
G3	2 x Chestnut (<i>Aesculus</i> sp.) 1 x Oak (<i>Quercus</i> sp.) 1 x Sycamore (<i>Acer</i> sp.)	Western boundary, adjacent house of 151 Manchester Road
G4	8 x Sycamore (<i>Acer</i> sp.) 3 x Chestnut (<i>Aesculus</i> sp.) 1 x Lime (<i>Tilia</i> sp.)	Western boundary, centre of site
G5	2 x Chestnut (<i>Aesculus</i> sp.) 1 x Oak (<i>Quercus</i> sp.) 1 x Sorbus sp. 1 x Sycamore (<i>Acer</i> sp.)	Western boundary, to south of G4
G6	5 x Sycamore (<i>Acer</i> sp.) 1 x Oak (<i>Quercus</i> sp.)	Southwest corner
G7	2 x Pine (<i>Pinus</i> sp.) 1 x Lime (<i>Tilia</i> sp.) 1 x Elm (<i>Ulmus</i> sp.) 1 x Norway Maple (<i>Acer</i> sp.)	To east of house.

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	None	

HPBC TPO. 149 Manchester Road, Chapel-en-le-frith



0 5 10 15 20 metres

11 July 2025

Drain

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