

Tree Report – 3 Bentgate Close - Milnrow - Rochdale - OL16 4NB

Client – Mr Ross Cawson

Date - 23rd June 2022

Report brief – To provide a report in support of a works to tree application at 3 Bentgate Close, Milnrow, Rochdale OL16 4NB. The report should make particular reference to not only the condition of the trees and the desired/required work, but the relationship of the trees and their proximity with associated buildings and structures.

Discussion

See attached tree survey, tree plan and completed works to trees application form in conjunction with this report and for additional information

Number 3 Bentgate Close is a detached property situated within and surrounded by trees protected under TPO - Bent House/Bentgate Close 1976.

Many of the trees from the original order are not present.

The trees appear to be 60-100 years of age and given that the property is of 1970's construction it can be assumed the trees were present and some mature at the time of construction.

There are a number of approved extensions which bring the main structure of this property as close as 1m from protected trees

The main dwelling is situated within 1m of T3 which is a large and significant horse chestnut tree – it is beyond all doubt that significant damage must have been caused to the rooting zone of T3 during construction of the property in the 1970's and also inconceivable that such a building was consented believing that the long-term retention of T3 was feasible.

There is evidence of direct damage to hard standing near to the tree and also near to the drains and main structure. (T3)

There is evidence of recent crack repairs to an invert corner nearest T3 and a step crack above and around the circular window.

The boundary fence is displaced, and proper construction is not possible due to the tree. (T3)

The lean to/portico is within 150mm of Tree 2 and the tree is 2.5m from the main dwelling (another significant horse chestnut tree)

When the tree moves in the wind it has been known to make contact with the portico.

It is again inconceivable that permission was given for the 1970's detached dwelling within 2.5m of an existing mature tree and expect that the tree could be retained in the long term.

Another portico to the front of the property falls within 1m of Tree 5 and 2.5 m from the main dwelling.

Tree 4 falls within 1m of the detached garage which it is also understood to have valid planning consent.

Tree 1 has low branches over the carriageway and an asymmetrical unbalanced crown.

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Supporting images



Image 1 – Tree 3 – Horse Chestnut within 1m of property.

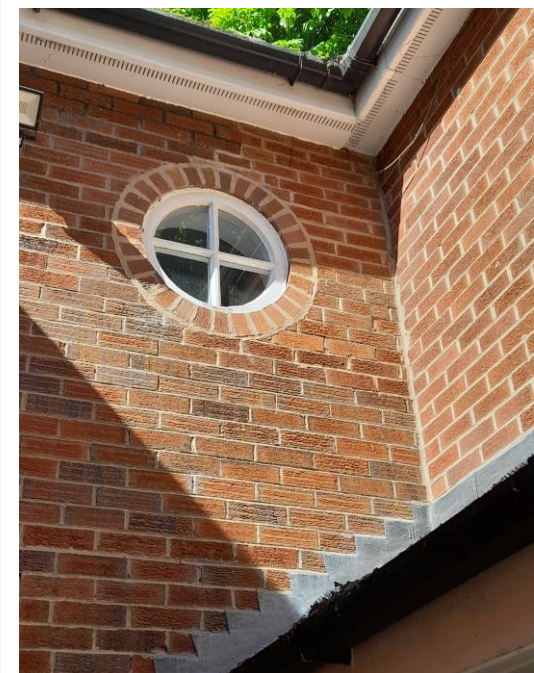


Image 2 – Recently pointed cracking along extension join and typical step crack above circle window.

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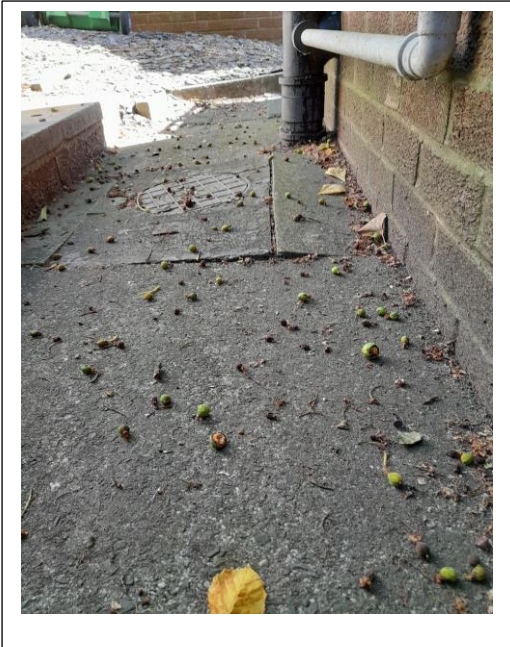


Image 3 – Damage to hardstanding by tree roots from T3

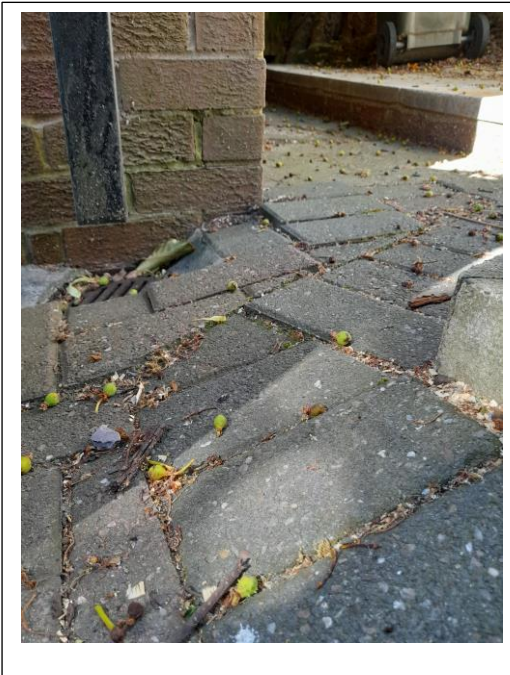


Image 4 – Further damage to hardstanding by tree roots from T3

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Image 5 – Tree 2 within 150mm of portico – note my client did not attach the satellite dish to this tree.

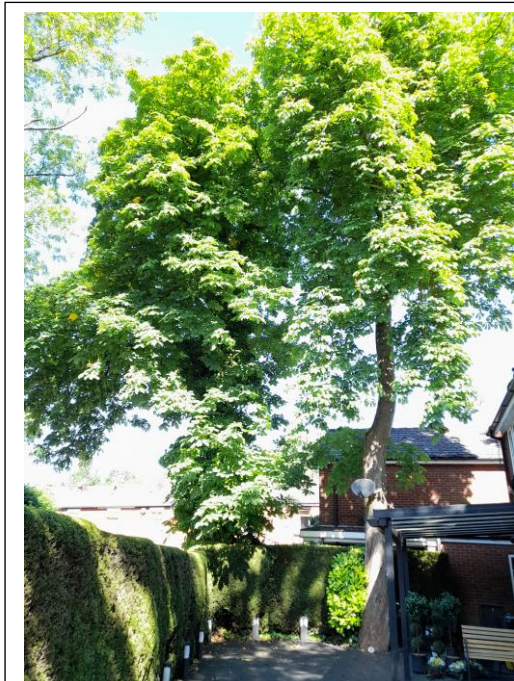


Image 6 – Tree 2 on left of image. T1 with unbalanced section of foliage over highway to left of image.

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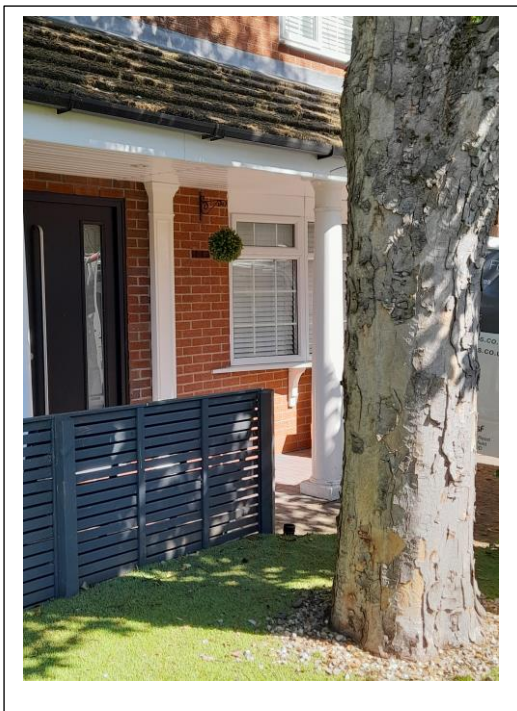


Image 7 – Tree 5 within 1m of portico and 2.5m of main dwelling.

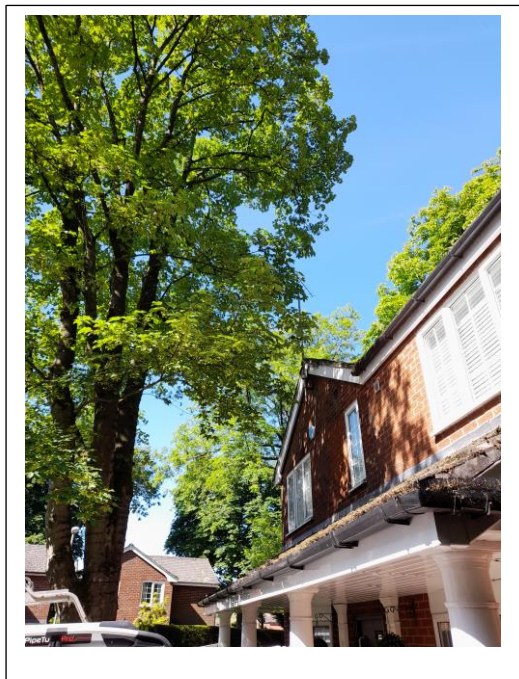


Image 8 – Tree 5 showing growth onto roof of property.

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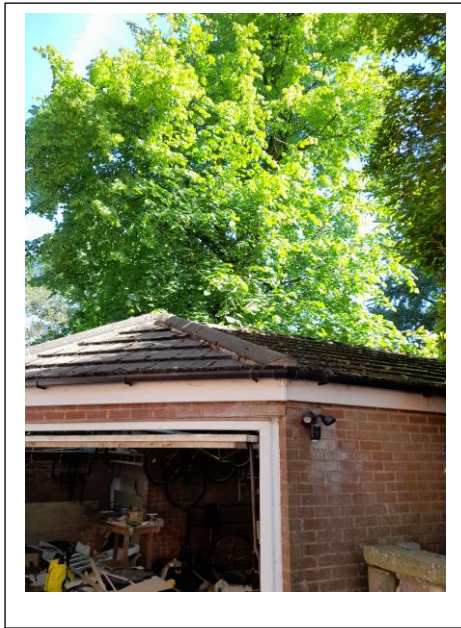


Image 9 – Tree 4 Situated only 1m away from garage and showing the growth onto the roof.

Conclusions and Recommendations

When planning consent was granted for 3 Bentgate Close it cannot have been considered feasible to retain these mature trees in the longer term.

The retention of Trees 2 and 3 has now become unsustainable and I have recommended that they are removed and replaced. This has been outlined in the completed works to trees application.

2 x replacement trees can be planted elsewhere on the site and would have to be of a reasonably sized species for what is essentially only a small garden. (1 x Dawyk Beech 1 x Magnolia - 10-12 Selected Standards)

It is possible at this time to manage the issues caused by Trees 1, 4, 5 with pruning and as such a specification is submitted in a works to trees application.

There is visible and obvious damage to the property caused by T3, under section 24 (a) of The Town and Country Planning (England) Regulations 2012, should the Local Authority refuse consent you would "be entitled to compensation from the Authority" in lieu of losses incurred for damage caused by the trees and the ongoing legal nuisance.

On behalf of MMA Tree Consultancy

Dated – 23rd June 2022