

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

Consent under Tree Preservation Orders

APPLICATION REFERENCE: OTH/2025/1192

Applicant Moran Pennine Fisheries Trout Farm Calderbrook Road, Littleborough, OL15 9HL	Agent Mr Ryan Slack Top Oth Meadow Farm, Meadowhead Lane, Norden, Rochdale, OL11 5UL
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Part I - Particulars of Application

Proposal: Request to fell to ground level 1 No. protected Beech Tree under TPO075 and 1 No. protected Oak Tree under TPO039 and replant 4 No. new trees

Location: PENNINE FISHERIES TROUT FARM, CALDERBROOK ROAD, LITTLEBOROUGH, OL15 9HL

Valid On: 27 November 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (1)

- 1 Within the next planting season after the felling of the tree hereby approved, four replacement trees shall be planted within the curtilage of Pennine Fisheries in accordance with the details set out within the submitted Tree Report by Special Branch Tree Surgery dated 27th November 2025. If any replacement tree is removed, dies, becomes severely damaged or seriously diseased within five years of planting, it shall be replaced by a tree of similar maturity size and species.

Reason: To mitigate for the loss of the existing tree and to protect the visual amenity of the area.

Date of Decision: 19/01/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):- - Location Plan - Tree report prepared by Special Branch Tree Surgery dated 02/12/2025

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.