

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

Consent under Tree Preservation Orders

APPLICATION REFERENCE: OTH/2025/1348

Applicant Mr S Brieley 9 Cotton Hill Milnrow Rochdale OL16 3FX	Agent Mr S Patrick 2 Spring Bottom Todmorden West Yorkshire OL14 7UN
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Part I - Particulars of Application

Proposal: Works to protected trees (TPO034) as follows:-
1 No. Sycamore Tree - remove by section down; basal wound and impinging on boundary fence.
1 No. Ash Tree - remove a single limb back to union away from boundary fence.
1 No. Sycamore Tree - lateral reduction back to boundary fence.

Location: 9, Cotton Hill, Milnrow, Rochdale, OL16 3FX

Valid On: 23 December 2025

DECISION: GRANT CONSENT SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (3)

- 1 The consent hereby granted is valid for a period of two years from the date of this decision.
- 2 All tree works must comply with British Standard 3998 (2010 – British Standard for Tree Work) and the relevant industry codes for safe practice produced by the Forestry & Arboriculture Safety & Training Council (FASTCo).
- 3 Within the next planting season after the felling of the tree hereby approved, two replacement trees shall be planted within the curtilage of 9 Cotton Hill. 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 in accordance with Policy G6 of the adopted Rochdale Core Strategy and Policy JP-G7 of the adopted Places for Everyone Joint Development Plan.

Date of Decision: 17/02/2026

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 relates to the following list of plans: • Tree Survey and Report dated 23/12/2025 by Mr S Patrick • Site Location Plan • Application form • Submitted Photography

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>.