

APPLICATION NUMBER: 25/00664/WTTP0

## DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.  
25/00664/WTTP0

CASE OFFICER  
Sam Yuen

**DETERMINATION DATE** 08.08.2025 **EXT OF TIME** 17.12.2025

**Address:** Moss Lodge, Kings Road, Rochdale, OL16 5HW

**Proposal:** Works as follows to one Hornbeam Tree under TPO 198:-

Sever ivy and remove. Raise crown to 4-5 metres over garden of 34 Percy Street and reduce remaining crown by 2-3 metres

|           |                            |     |                       |     |
|-----------|----------------------------|-----|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | N/A | Site notice expired?  | N/A |
|           | Neighbour letters expired? | N/A | Press Notice expired? | N/A |

|            |                                                             |   |                                        |   |
|------------|-------------------------------------------------------------|---|----------------------------------------|---|
| DELEGATION | Significant departure from local plan?                      | N | Contrary to national policy?           | N |
|            | Applicant a Council Member or officer?                      | N | Contrary to previous decision?         | N |
|            | Major with 10 or more objections and recommending approval? | N | Called in or Planning Panel objection? | N |

|          |                                   |   |
|----------|-----------------------------------|---|
| COMMENTS | Planning Panel comments received? | N |
|          | Neighbour comments received?      | N |

|     |                                                  |   |
|-----|--------------------------------------------------|---|
| EIA | Screening opinion completed and saved to Onbase? | N |
|-----|--------------------------------------------------|---|

|            |                                                                      |     |
|------------|----------------------------------------------------------------------|-----|
| CONDITIONS | Pre-commencement conditions proposed?                                | N   |
|            | Pre-commencement conditions agreed (or notification period expired)? | N/A |

|                |                            |
|----------------|----------------------------|
| RECOMMENDATION | GRANT SUBJECT TO CONDITONS |
|----------------|----------------------------|

CHECKED AND SIGNED OFF BY: RK

DATE: 16/12/2025

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## **SITE**

The application relates to one Hornbeam tree (T3) subject to Tree Preservation Order TPO198, located within the grounds of Moss Lodge, a children's care home in Kingsway. The tree is sited close to the rear curtilage boundary of no. 34 Percy Street to the north and currently overhangs onto the adjacent rear garden.

## **PROPOSAL**

The proposal seeks consent for the crown raising of the Hornbeam tree by 4-5m over the garden of no. 34 and the reduction of the remaining crown by 2-3m. The supporting Arboricultural Report states the tree is overhanging over the garden of no. 34 by 3-4m and reducing natural light to the adjacent dwelling and the garden plants. The tree also has ivy growth which will be severed and removed.

The original Order for TPO198 was amended on 3<sup>rd</sup> December 2025 in accordance with Regulation 10 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 to correct the tree species from Beech to Hornbeam.

## **RELEVANT PLANNING POLICY**

### **National Guidance**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### **Places for Everyone Joint Development Plan (PfE)**

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

**Policy JP-G6** Urban Green Space

**Policy JP-G7** Trees and Woodland

**Policy JP-G8** A Net Enhancement of Biodiversity and Geodiversity

### **Adopted Rochdale Core Strategy (CS):**

**G6** Enhancing green infrastructure

**G7** Increasing the value of biodiversity and geodiversity

## **RELEVANT SITE HISTORY**

N/A

## **CONSULTATION RESPONSES**

## Tree Officer

No comments received at the time of writing.

## **REPRESENTATIONS**

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties.

## **ANALYSIS**

In considering applications for works to protected trees, Government advice in paragraph 90 of the NPPG states:

*“When considering an application the authority is advised to:*

- ① assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- ② consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;*
- ③ consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ④ consider whether any requirements apply in regard to protected species;*
- ⑤ consider other material considerations, including development plan policies where relevant; and*
- ⑥ ensure that appropriate expertise informs its decision.”*

In considering whether there has to be an arboricultural need for proposed works to a TPO, paragraph 91 of the NPPG states:

*“In general terms, it follows that the higher the amenity value of the tree or woodland and the greater any negative impact of proposed works on amenity, the stronger the reasons needed before consent is granted. However, if the amenity value is lower and the impact is likely to be negligible, it may be appropriate to grant consent even if the authority believes there is no particular arboricultural need for the work.”*

With regard to the above, the main considerations in respect of this application are whether the proposal for works to the tree is justified in light of the assessment of the amenity value of the tree and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The Tree Officer was consulted on the proposed plans but has not submitted a response at the time of writing. Notwithstanding, the submitted Tree Survey notes the trees are encroaching onto neighbouring garden of no. 34 Percy Street. As such,

the proposed works are justified in the interest of residential amenity and good arboricultural practice.

Subject to the standard conditions, the application proposal is therefore considered to be compliant with the guidance contained within the NPPG noted above, and the application is recommended for approval.

GMEU standing advice on tree works and protected species will be attached to the decision notice and therefore the obligations in respect of protected species will have been met.

### **RECOMMENDATION**

#### **GRANT subject to two standard conditions**

#### **Notes for Applicant:**

For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-

- Location Plan – drawing no. THSP25-56 received 27/06/2025
- Arboricultural Report and Safety Survey by Tree Heritage Ltd ref. THR25-56 dated 13/06/2025

Report Author Sam Yuen