

Officer Report

Case Reference: OTH/2026/0137
Location: 8 PARGATE CHASE, ROCHDALE, OL11 5DZ
Proposal: Application for works to trees subject to Tree Preservation Order No 157 for crown reduction by 2-3 meters on T1 oak
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application relates to No. 8 Pargate Chase, a residential dwelling located in Rochdale. The tree in question is identified as T1 and is a mature oak tree covered by TPO No. 157.

PROPOSAL

The application seeks permission for a crown reduction of 2-3m of T1 to prevent overhang of the application site boundary and damage to neighbouring dwellings.

RELEVANT SITE HISTORY

Nonspecific to this tree

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

Legislation

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, no letters of notification were sent for this application.

RECOMMENDATION: GRANT subject to two standard conditions

ASSESSMENT

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:

- assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- 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;*
- consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- consider whether any requirements apply in regard to protected species;*
- consider other material considerations, including development plan policies where relevant; and*
- ensure that appropriate expertise informs its decision.”*

In considering whether there has to be an arboricultural need for proposed works to a tree covered by way of 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.”

To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted, however no response has been received at the time of writing this report.

Notwithstanding, the application submission includes photographs which clearly show the tree overhanging the common boundary and in close proximity to the roof of the neighbouring dwelling. A statement has been submitted which states that this has allowed squirrels and other animals into the roof space of the neighbouring dwelling.

Therefore, in absence of a response and/or objection from the Tree Officer suggesting otherwise, the proposed works are considered justified in the interest of residential amenity, good arboricultural practice, and safety of neighbouring dwellings.

Whilst it is acknowledged that this tree provides high amenity value due to its location, being visible from surrounding properties and the local highway network, the tree in question is a large, mature oak tree and a crown reduction of 2-3m in this instance is not considered to reduce the amenity value provided by the tree to an unacceptable or detrimental level.

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: Approve with Conditions

Condition(s) (2)

- 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 For the avoidance of doubt, this decision relates to the following drawings/documents:
 - Tree Survey (Special Branch Tree Surgery; dated 11.02.2026)
 - Sketch Plan
 - Photographs