

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

THE TREE PRESERVATION ORDER: TPO 314 Land to the North of Stakehill Lane, Middleton.

ROCHDALE BOROUGH COUNCIL

The Rochdale Borough Council, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 make the following Order:

1 Citation

This Order may be cited as TPO 314 Land to the North of Stakehill Lane, Middleton.

2 Interpretation

- (1) In this Order 'the authority' means the Rochdale Borough Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3 Effect

- (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of Section 198 (power to make tree preservation orders) or subsection (1) of Section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in 0 to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4 Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter 'C', being a tree to be planted pursuant to a condition imposed under paragraph (a) of Section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this SECOND day of APRIL 2026

Signed on behalf of the Rochdale Borough Council

J Sherratt

Julie Sherratt 02 Apr 2026 17:05:55 BST (UTC +1)

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Authorised Signatory

Authorised by the Council to sign in that behalf

ES60



Seal ID: 36283

SPECIFICATION OF TREES

Article 3

Trees specified individually

(encircled in black on the map)

Reference on map	Description	Situation
NONE	NONE	NONE

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	Description	Situation
[A1]	Group of trees comprising Sycamore and Ash.	Land bound by stakehill Lane to the south.

Groups of trees

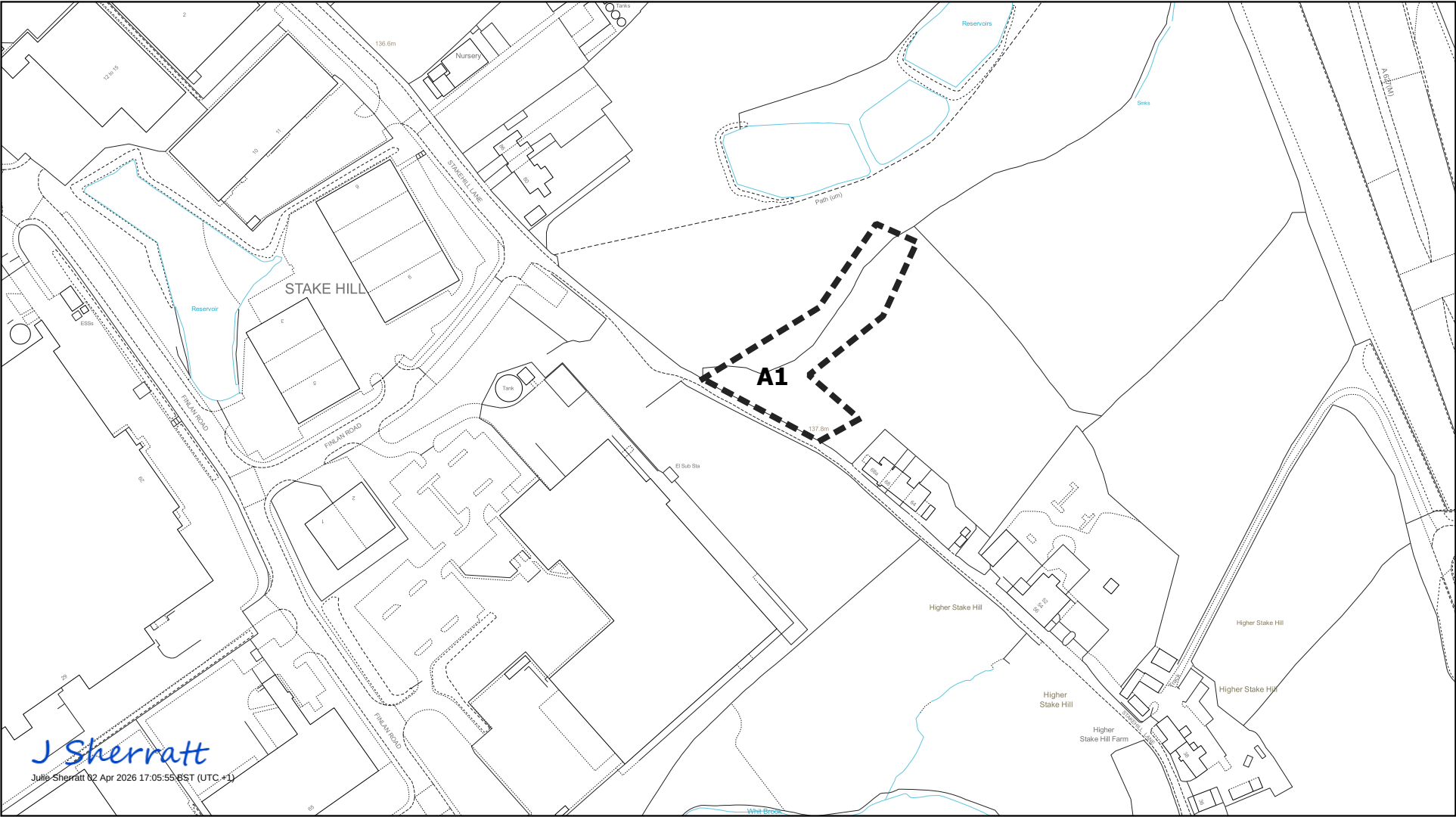
(within a broken black line on the map)

Reference on map	Description (including number of trees of each species in the group)	Situation
NONE	NONE	NONE

Woodlands

(within a continuous black line on the map)

Reference on map	Description	Situation
NONE	NONE	NONE
NONE	NONE	NONE



Address: Land to the north of Stakehill Lane, Middleton

0 50 100 150 200 m



Scale 1:2500



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