

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01174/WTTPO

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 07.01.2025 **EXT OF TIME**

Address: Mayroyd Norden Road Rochdale OL11 5PT

Proposal: Application for works to 3 tree subject to Tree Preservation Order No. 98
T13 - Horse chestnut Tree Crown lift to 4 meters above the drive. Removal of the
low drooping branches of less than 100 mm in diameter
G5 - 2 Sycamores Trees - Prune back 1-2 meters

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
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	NA

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 25 March 2025

SITE

The site relates to three trees protected under TPO 098 located on Norden Road, Rochdale.

PROPOSAL

The proposal seeks works to three trees protected under TPO 098

The works proposed include:

T13 - Horse chestnut Tree Crown lift to 4 meters above the drive. Removal of the low drooping branches of less than 100 mm in diameter

G5 - 2 Sycamores Trees - Prune back 1-2 meters

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

RELEVANT SITE HISTORY

22/00717/WTTPO - Grant subject to conditions – 07/07/22

REPRESENTATIONS

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

CONSULTATION RESPONSES

Tree Officer

24/01174/WTTPO | Application for works to 3 tree subject to Tree Preservation Order No. 98 T13 - Horse chestnut Tree Crown lift to 4 meters above the drive. Removal of the low drooping branches of less than 100 mm in diameter G5 - 2 Sycamores Trees - Prune back 1-2 meters | Mayroyd Norden Road Rochdale OL11 5PT

I would regard these works as justified to facilitate access and in the interests of good arboricultural practice. The trees ought to be able to withstand the level of pruning requested.

Recommendation – Approve

Works must be carried out by a suitably qualified and insured Arborist, with regard to BS 3998:2010

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:

- ② 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;*
- ② consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ② consider whether any requirements apply in regard to protected species;*
- ② consider other material considerations, including development plan policies where relevant; and*
- ② 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 are 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.

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The Tree Officer has considered the works to be justified in the interests of good arboricultural practice.

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 Four Standard Conditions:

Notes for Applicant:

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

- Location Plan – G5 and T13
- Tree Image Sycamore – G5
- Image T13
- Tree Report prepared by Special Branch Tree Surgery, dated 19th November 2024.