

APPLICATION NUMBER: 24/01111/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
24/01111/WTTP0

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 23.12.2024 **EXT OF TIME**

Address: 142 Manchester Road Heywood Rochdale OL10 2NL

Proposal: Proposed felling of one Cherry Tree identified as T8 and subject to Tree Preservation Order 152 due to root decay fungus (Pholiota Squarrosa)

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY:

DATE:

SITE

The application relates to one Cherry Tree subject to Tree Preservation Order TPO152, located to the front of the dwelling 142 Manchester Road, Heywood.

PROPOSAL

The application seeks permission to fell one Cherry tree to ground level due to root decay as a result of a fungus.

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

N/A

CONSULTATION RESPONSES

Tree Officer

No comments received to date

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:

- ❑ 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 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 plans there is evidence of a fungus which will inevitably have a negative impact upon the tree's longevity, and the proposed works are justified.

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

3. Within the first planting season following the felling of the Cherry Tree hereby approved, a minimum of one tree of a species which is a similar, or of greater height at maturity shall be planted within the curtilage of 142 Manchester Road. Should the tree planted pursuant to this condition be removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting, it shall be replaced within the next planting season by a trees of a similar size and species to that originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted

Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Notes for Applicant:

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

- Location Plan
- Description of Proposed Works
- Block Plan
- Photo received 14/11/24

Report Author Aimee Bovaird