

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00284/WTTP0

CASE OFFICER

Majid Mir

DETERMINATION DATE 02.05.2025 **EXT OF TIME**

Address: Land To The Rear Of 16 Coal Bank Fold Rochdale OL11 5NQ

Proposal: Works to two Willow Trees subject to TPO232 within Group A4 consisting of pollarding to a height of 1.5 metres from stem base

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)?	N/A

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

DATE: 11 July 2025

SITE

This application relates to two Willow trees which form a part of Tree Preservation Order no.232. The Trees are sited to the rear of the curtilage of no.16 Coal Bank Fold. The trees are located on land that is set at on a steep angle. The trees are located on the periphery of a greenspace corridor which consists of a mixture of trees.

PROPOSAL

The application proposes to pollard to a height of 1.5 metres from stem base of the two Willow trees.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Places for Everyone Joint Development Plan Document (PfE)

JP-Strat13: Strategic Green Infrastructure

JP-G7: Trees and Woodland

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

Not applicable.

CONSULTATION RESPONSES

Tree Officer

I would raise no objections to the above tree works, justified in the interests of avoidance of damage to property and risks to safety. Willows are resilient and should survive the pollarding.

Works must be carried out by a suitably qualified and insured arborist.

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 (Reference ID: 36-090-20140306) 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;*

- 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 (Reference ID: 36-091-20140306) 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 proposed works are justified in light of the assessment of the amenity value of the trees and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The application relates to Willow trees sited immediately to the rear of 16 Coal Bank Fold. The trees are located on land that is set at a steep angle. The trees form part of a larger group of trees that a part of a Greenspace Corridor. The application seeks consent to pollard the two Willow trees to 1.5 meters from the stem base. The supporting report states that the tree pose a risk to people and property. It is accepted that when taking into consideration the current weight and loading of the trees on unstable anchorage compounds, there is a risk of tree failure. With the trees located in close vicinity to a public footpath and dwellings, it would represent a risk of harm to people and property. In assessing the application, Greater Manchester Ecology Unit (GMEU) raised no objections to the proposed works, noting that the works are justified in the interests of avoiding damage to property and safety risks. GMEU added that Willow trees are resilient and should survive the pollarding. Noting the above, it is considered that the proposed work is justified and would have an acceptable amenity impact

The supporting report also notes that the Willow trees will regrow and as such it is advised that removal of all new growth should be undertaken every 3 to 4 years. As noted above, GMEU have advised that the Willow trees should be able to survive the pollarding. However, it is unclear how the pollarding would impact on the tree and what exact work would be required in 3 to 4 years' time. Permission for pollarding or removing growth every 3 to 4 years for the life of the trees cannot be approved. Consent for the work will need to be made when it is required.

Further to the above, GMEU have advised that the works must be carried out by a suitably qualified and insured arborist. It is noted that the standard conditions require the work to be undertaken to relevant standards. Additionally, 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.

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

RECOMMENDATION

GRANT subject to standard conditions

Notes for Applicant:

INFORMATIVES

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location Plan
 - Application form
 - Tree Survey & Condition Report. Ref: 064
 - Submitted Photography