

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/01134/WTTPOCASE OFFICER
Bob Melling**DETERMINATION DATE** 19.12.2025 **EXT OF TIME** N/A**Address:** Hurstead House Nursing Home, 631 Halifax Road, Wardle, OL12 9QU**Proposal:** Application for the removal of the trees (4no. Sycamore trees and 1no. Alder tree) within groups G4 and G5 subject to Tree Preservation Order TPO006.

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
-----	--	---

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RK

DATE: 05/12/2025

SITE

The application relates to four Sycamore trees and one Alder tree subject to Tree Preservation Order TPO006 located within the grounds of Hurstead House Nursing Home.

PROPOSAL

The proposal seeks consent for the felling of the trees noted above. The supporting report states the trees are all displaying symptoms consistent with Anthracnose and Phytophthora infections, causing extensive dieback, bark deterioration, and structural instability.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-G6 Urban Green Space

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Tree Officer

No comments received at the time of writing.

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:

- 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 removal of the trees is 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 Tree Officer was consulted on the proposed plans but has not submitted a response at the time of writing. Notwithstanding, the submitted report states that all the trees exhibit advanced decline or death due to fungal infection. The trees are also causing excessive falling of branches into the gardens, posing a hazard for residents, staff and visitors of the nursing home. On this basis, the proposed works are justified in the interests of public safety and good arboricultural practice.

To compensate for the loss of the amenity value afforded by the trees, the applicant notes that replacement planting will be undertaken using appropriate native and disease-resistant species to maintain the area’s visual and ecological value. Given the limited space within the host curtilage, and its extensive existing landscaping, it would not be necessary to apply the standard requirement for a 2:1 replacement ratio

Subject to the suggested 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 plus the following additional condition:

3. Within the first planting season following the removal of the trees hereby approved a minimum of 5 trees shall be replanted within the vicinity of any trees felled and be of a native species which are of a similar size at maturity. Any trees planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees of similar size and species to those originally required to be planted.

Reason: In the interests of enhancing green infrastructure, biodiversity, and local character, in accordance with policies G6 and G7 of the adopted Rochdale Core Strategy, policies JP-G6, JP-G7 and JP-G8 of the 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
- Tree Photographs
- Tree Removal Application – Supporting Statement
- Letter prepared by 'SAB Gardening and Tree Services' dated 22/10/2025

Report Author Bob Melling