

APPLICATION NUMBER: 25/00953/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00953/WTTPO

CASE OFFICER
Rosalind Gralton

DETERMINATION DATE 24/10/2025 **EXT OF TIME**

Address: 8 Burwell Close Rochdale OL12 6DQ

Proposal: Application for works to one poplar tree (T1) subject to Tree Preservation Order TPO003 – Crown Lift by 1.5 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: RK

DATE: 21/10/2025

SITE

The site relates to protected tree T1, located within the rear amenity area of 8 Burwell Close, Rochdale. The tree is protected under tree protection order 003 (TPO003)

PROPOSAL

The application seeks permission for crown lifting of T1 (Poplar Tree) by 1.5m.

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

None

CONSULTATION RESPONSES

Tree Officer

No response received

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.”

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted, however no response was received. In the absence of this, consideration has been taken to the submitted Tree Survey, which details the need to reduce the crown by 1.5m in the interest of responsible tree management and to preserve the health of the tree, avoiding damp conditions caused by dense lower branches which can encourage decay, in addition to reducing shading on the adjacent garden area.

The proposed works would not harm the tree to an extent that its longevity would be affected and may even enable some benefit as light is able to penetrate the understory better, reducing risks of damp and disease. As such, the proposed works are justified.

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

Notes for Applicant:

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

- Location Plan
- Tree – T1 Poplar - Photograph
- Tree report prepared by Special Branch Tree Surgery dated 12/09/2025

Report Author Rosalind Galton