

APPLICATION NUMBER: 22/01197/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01197/WTTPPO	Rosalind Gralton	17 October 2022

Address: Seven Oaks Meadowcroft Lane Rochdale OL11 5HN

Proposal: Application for works to one Ash tree (removal of branches) and to fell one Ash Tree subject to Tree Preservation Order No. 235 (2004)

RECOMMENDATION	APPROVE
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CHECKED AND SIGNED OFF BY: AT

DATE: 04.11.2022

SITE

The application relates to two ash trees, one for works to, and another to be felled.

PROPOSAL

The proposal is for work for the removal of branches to one Ash Tree, and the felling of one Ash Tree.

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer

The tree officer raises no objections to this application. The trees are suffering from Ash die-back disease and pose a risk to the highway.

The tree officer supports the proposal to replant with Oaks as replacement trees.

REPRESENTATIONS

None

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:

- ⑦ *assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;*
- ⑦ *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;*
- ⑦ *consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ⑦ *consider whether any requirements apply in regard to protected species;*
- ⑦ *consider other material considerations, including development plan policies where relevant; and*
- ⑦ *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 proposed works are justified in regards to ‘*whether any loss or damage is likely to arise if consent is refused or granted subject to conditions*’ and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The tree officer has no objections to the application given the trees’ condition with Ash die-back disease and the risk the trees pose to the highway, and considers the proposal to be 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 subject to the standard conditions.

In order to comply with Rochdale Core Strategy Policy G7, replacement tree planting is proposed via condition.

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.

All approved works must be undertaken by a suitably qualified and insured arborist in accord with BS3998:2010

RECOMMENDATION

GRANT subject to four standard conditions

5. Within the next planting season after the felling of the Ash Tree hereby approved, two replacement trees shall be planted within the site. If the replacement tree is removed, die, become severely damaged or seriously diseased within five years of planting, they shall be replaced by a tree of similar at maturity size and species.

Notes for Applicant:

INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location Plan
 - Application form
 - Supporting Photographs

Report Author Rosalind Galton