

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00690/WTCA

CASE OFFICER

Majid Mir

DETERMINATION DATE 20.09.2024

Address: Land to the Rear of 21 & 24 Reddysore Brow, Littleborough OL15 9PF

Proposal: Application to fell 36 Ash trees within Rock Nook Conservation Area

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

NO OBJECTION

CHECKED AND SIGNED OFF BY: RG

DATE: 10 September 2024

SITE

The application relates to 36 Ash Trees within Rock Nook Conservation Area. The trees are located to the rear of 21 & 24 Reddyshore Brow.

PROPOSAL

The application proposes to remove 36 Ash Trees within Rock Nook Conservation Area. The application proposes to remove the trees as they are causing a hazard or risk caused by the trees having Ash-Die-back disease.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone (PfE) JDP (2024):

JP-G7 Trees and Woodlands

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

Not applicable.

CONSULTATION RESPONSES

Conservation And Design

No comment.

Tree Officer

I have no objections to the above application. Ash die-back disease is endemic in the area and these trees are in late or mid-stage senescence, with marked die-back. They are very unlikely to recover.

I would advise re-planting with Birch.

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 trees in a Conservation Area that are not protected by a Tree Preservation Order, Government advice in paragraph 116 of the NPPG states:

“Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local

planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the 6 week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree."

With regard to the above, the main considerations in respect of this application are whether the trees are deemed worthy of being placed under a Tree Preservation Order or whether the Local Planning Authority is satisfied the works can go ahead without further intervention.

To assist with the assessment of the proposal against the above considerations, the Tree Officer was consulted on this application. The Officer raised no objection to the removal of the trees as Ash Die-back disease is endemic in the area and the trees are in late or mid-stage senescence with marked die-back. As such the trees are very unlikely to recover from the disease. Furthermore, it is noted that trees have collapsed and are causing a risk to life.

However, the proposal would see 36 trees lost. The trees have a positive impact on the local environment and landscape, and therefore it is recommended that replacement planting is sought to mitigate the loss of the trees. The Tree Officer has recommended the trees felled are replaced by Birch trees.

In terms of environmental protection as a result of the proposals, 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.

In light of the above assessment, the proposal is therefore considered to be compliant with the guidance contained within the NPPG and the LPA accordingly raises no objection.

RECOMMENDATION: No Objection

Notes for Applicant:

1. Plans
For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location plan
 - Tree survey & report dated 12/07/24
 - Application form
2. Replacement planting
The Council's arboriculturist has recommended replanting with Birch trees.