

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00473/WTTPO	Hamish Rigg	16/07/2024

Address: 11 Pallotine Walk, Rochdale, OL11 4LS

Proposal: Works to T1 (T32 on Schedule)- Horse chestnut- to remove the large scaffold limb to reduce weight; T2 (T31 on Schedule)-sweet chestnut- Fell due to close proximity of the tree to the building and risk of failure. Replace with a standard holly to create year round cover for wildlife and fruits for wintering birds and T3 (T28 on Schedule)-lime -requires cutting back by 3m away from the building to a suitable growth point subject to Tree Preservation Order TPO146

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 CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 19/07/2024

SITE

The application relates to three trees; T1 (Horse Chestnut) and T2 (Sweet Chestnut) are situated in the rear garden of no. 11 Pallotine Walk, and T3 (Lime) falls just outside the western boundary. The subject trees form part of a woodland associated with Mandale Park which spreads across the northern and eastern boundaries of the property. T3 lies closer towards Highfield Hospital, which is separated from no. 11 by part of the woodland.

PROPOSAL

The following works are proposed:

- Removal of a large scaffold limb on T1 to reduce the weight
- Felling of T2 due to proximity to no. 11 Pallotine Walk and risk of failure.
Replace with a standard Holly Tree
- Prune T3 to a minimum of 3m from no. 11.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G6- Enhancing green infrastructure

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

22/00847/WTTPO – Application for works to one Lime tree (T28 - reduce away from roof and side of the house, lower hanging branches only), one Sweet Chestnut (T31 - reduce away from the roof of the house and conservatory) and one Horse Chestnut (T32 - crown lift lower hang) – Grant STC

CONSULTATION RESPONSES

Greater Manchester Ecology Unit (tree officer) were consulted, however did not provide any comments.

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 consideration in respect of this application relates to whether damage or loss is likely to arise if consent is refused. In this instance, the dwelling at no. 11 Pallotine Walk is in close proximity to T2 and T3, with the former overhanging the conservatory. There are signs of a risk of failure to T2 including a large limb split, and therefore a significant threat to occupier safety. Considering the risk of failure and the proximity to the dwelling, the felling of T2 is considered acceptable.

Regarding T1 and T3, the proposed cutting back of branches/canopies is in order to sustain the trees' health by reducing their weight, as well as reduce overshadowing towards the property and its rear garden. In the interests of good arboricultural practice and improved occupier amenity, the proposed works to T1 and T3 are deemed acceptable.

Seeing as the trees form part of a larger woodland, the individual trees don't hold much amenity value. The character of the area would not be materially affected by the works and the woodland would continue to flourish, particularly as the proposal include a replacement Holly Tree to mitigate the loss of the Sweet Chestnut tree.

RECOMMENDATION

Grant subject to two standard conditions

3. Within the next planting season after the felling of tree T2 hereby approved, a minimum of one replacement Holly Tree shall be planted within the curtilage of 11 Pallotine Walk. If the replacement tree is removed, dies, become severely damaged or seriously diseased within three years of planting, it shall be replaced by trees of similar size and species.

Reason: To mitigate for the loss of the existing tree and to protect the visual amenity of the area.

Notes for Applicant:

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

- Location of trees plan
- Applicant photographs

Report Author Hamish Rigg