

APPLICATION NUMBER: 24/00598/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00598/WTTP0

CASE OFFICER

Sam Yuen

DETERMINATION DATE 05.08.2024 EXT OF TIME

Address: 24 Reddysore Brow, Littleborough, Rochdale, OL15 9PF

Proposal: Application for work to one Birch tree (within group G4 of Tree Preservation Order No.97) consisting of the removal of two stems, one which is heavily laden with ivy which also shades out the other which has a prominent lean. This stem/limb has poor growth and will over extend as it grows and fail.

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

CHECKED AND SIGNED OFF BY:

DATE:

SITE

The application relates to one Birch tree (T1) within group G4 of Tree Preservation Order 097 sited in the rear curtilage of no. 24 Reddyshore Brow in Littleborough. The tree is bounded by Rock Nook Conservation Area.

PROPOSAL

The proposal seeks consent for the removal of two stems from the multi-stemmed Birch tree at the included bark basal union. The submitted Tree Survey states the group of Birch trees have seen no maintenance and one stem of T1 is heavily clad in ivy, resulting in the shading of the second stem, which has a prominent lean and will likely fail in due course.

The applicant has agreed to replace the removed stems with a heavy standard tree of the same species.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G6: Urban Green Space
Policy JP-G7: Trees and Woodland
Policy 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:

- 1 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;*
- 3 consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- 4 consider whether any requirements apply in regard to protected species;*
- 5 consider other material considerations, including development plan policies where relevant; and*
- 6 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 proposal for works to the tree is justified in light of the assessment of the amenity value of the tree 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. Notwithstanding, the stem in question has poor growth as a result of shading from a separate ivy clad stem and has a prominent lean which is at risk of failing. The proposed works are therefore justified in the interests of good arboricultural management, visual amenity and safety. The applicant has agreed to

plant a replacement tree of the same species which would compensate for the loss of amenity value afforded by the partial removal of the Birch tree. As the works would not result in the complete loss of the tree, it is considered the recommended replacement planting ratio of 2:1 would not be necessary in this instance.

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

3. Within the next planting season after the felling of the tree hereby approved, a minimum of one replacement tree shall be planted within the curtilage of no. 24 Reddyshore Brow and shall be a native species which is of a similar size at maturity. If the replacement trees are removed, die, 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, in accordance with Policy G6 of the adopted Rochdale Core Strategy, Policy JP-G7 of the adopted 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 – received 25/06/2024
- Tree Survey and Report by Mr S Patrick – dated 24/06/2024

Report Author Sam Yuen