

APPLICATION NUMBER: 25/00843/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00843/WTTPO

CASE OFFICER
Rosalind Gralton

DETERMINATION DATE 25/09/2025 **EXT OF TIME** 10/10/2025

Address: 244 Harbour Lane Milnrow Rochdale OL16 4EL

Proposal: Works to Protected Trees as follows:-

1 no. Sycamore Tree referenced as T2 within preservation order TPO 187 - request to fell due to decline and replant 2 no. new trees.

1 no. Oak Tree referenced as T1 within preservation order TPO187 - crown lift to 4.5 meters to reduce away from BT wires and crown thin up to 20%.

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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SITE

The site relates to protected trees T1 and T2, located within the rear amenity area of 244 Harbour Lane, Milnrow, Rochdale. Both trees are protected under tree protection order 187 (TPO187)

PROPOSAL

The application seeks permission for felling of the sycamore tree (T2) due to decline, and replanting of 2 trees. The application also seeks permission for crown lift to the oak tree (T1), to reduce the tree away from BT wires, and thin up to 20%.

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;*

- 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.”

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 fell the sycamore tree due to concerns raised from structural integrity and risk to surrounding properties. In addition, the presence of a stem cavity in the sycamore tree indicates internal decay and significant reduction in the tree's structural stability. As such, the tree is susceptible to failure. Considering the assessment of the tree's health and the location of the tree at a sensitive location adjacent to residential properties, the works are justified in the interest of public safety, amenity insofar as it related to possible damage of residential properties, and responsible tree management. As such, replacement tree planting at a ratio of 2:1 is required is secured via condition.

The proposed works to T2 include crown lift to 4.5m, reduce from BT wire and crown thin up to 20%. In the interest of responsible tree management, and ensuring the Council upholds the provision of digital infrastructure, as stated in PfE Policy JP-C2 Digital Connectivity, the works to T2 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 and the following condition:

3. Within the next planting season after the felling of the tree hereby approved, up to two replacement trees shall be planted within the curtilage of no.244 Harbour Lane. The trees shall be of a species which is of a similar size at maturity to that of the tree to be felled. If any replacement tree is removed, dies, becomes severely damaged or seriously diseased within five years of planting, it shall be replaced by a tree of similar maturity 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 Plan
- Tree report prepared by Special Branch Tree Surgery dated 14/08/2025

Report Author Rosalind Gralton