

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00505/WTTPO	Chelsea Petrillo	07 September 2023

Address: 54 Norden Road Rochdale OL11 5PN

Proposal: Application for works to one Sycamore tree and 1 Lime tree and removal of one Ash tree subject to Tree Preservation Order No 74

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: TH

DATE: 26.09.23

SITE

The application relates to one Sycamore tree (T1), one Lime tree (T2) and one Ash tree (T3), all located in the front and side amenity space at 54 Norden Road.

PROPOSAL

The proposal seeks consent for a crown lift to 4m to the T1 Sycamore tree, to clean through of the crown of the T2 Lime tree to remove snags and deadwood, and the felling and replacing of the T3 Ash tree (Silver Birch tree replanted).

It is noted the previous associated householder application approved much of the works to these trees plus more however, for clarity and minor discrepancies, the works are reassessed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7 – Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

23/00130/HOUS – Two-storey side extension, single-storey rear extension, two-storey front extension, and new roof over resulting dwelling footprint Resubmission of 22/00846/HOUS. Approved, 24/04/2023

22/00846/HOUS - Two-storey side extension, single-storey rear extension, two-storey front extension and new roof over resulting dwelling footprint, following demolition of existing attached garage. Refused, 09/12/2022

CONSULTATION RESPONSES

Tree Officer

No comments at received at 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:

- 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;*
- consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- consider whether any requirements apply in regard to protected species;*
- consider other material considerations, including development plan policies where relevant; and*
- 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.

No comments were received from the Tree Officer.

Notwithstanding this, the submitted Tree Report notes the T3 Lime tree *“Appears to have been heavily topped to 8m in the distance past, with resulting major cavities/pockets of decay evident. Minor deadwood, apical thinning and Ash Dieback (Hymenoscyphus fraxinea) is present”* therefore the felling of the T3 Lime tree is justified in the interest of safety and good arboriculture practice. This assessment was agreed by the Tree Officer within the earlier application ref 22/00846/HOUS.

However, to compensate for the loss of amenity value afforded by the tree, it is recommended that replacement trees are planted, as specified in the submitted Tree Report.

The works to T1 and T2 are also justified on the grounds of avoidance of harm to 54 Norden Road and in the interest of good arboriculture practice. The replacement tree details specified in the supporting details are considered to be acceptable, subject to maintenance details to be secured by condition.

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

RECOMMENDATION

GRANT Subject to Standard Conditions

1. The tree works hereby approved shall not commence until details of the proposed replacement tree planting have been submitted to, and approved in writing by, the Local Planning Authority. The details shall specify species (native), planting sizes, spacing and numbers of trees (including tree pit specifications where appropriate), and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details within the next planting season of the planning permission or in accordance with a timetable agreed in writing with the Local Planning Authority, following completion of the approved tree works. Any replacement trees which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: Insufficient information is contained within this submission and in the interest of ensuring that the replacement tree planting positively impacts on the significance of the non-designated heritage asset and the conservation area in accordance with Policies P2 and DM1 of the Rochdale Core Strategy.

Notes for Applicant:

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

- Appendix 1 - Sketch Plan (Dated 21.06.2022)
- Appendix 2 - Tree Survey Schedule

Report Author Chelsea Petrillo