

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00389/WTTPO	Chelsea Petrillo	26 January 2024

Address: Alice Ingham Court Lisbon Street Rochdale OL12 7AP

Proposal: Application for works to trees subject to Tree Preservation Order No 39 comprising of the following:-

T1- Sycamore- Crown to 3M and reduce canopy over hang back by 1.5-2M prune to growing points

T2- Hawthorn Reduce tips back by 05-1M and lift to 3M

T3 - Elm - fell as tree is dead

T4 - Cherry Tree reduce over hang of branch back by 3-4 M

T5 - Sycamore remove lowest branch

T6 - Lime - remove deadwood in the canopy and reduce back from building by approxiamtely 2-3m

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 Standard Conditions
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CHECKED AND SIGNED OFF BY: TH DATE: 26.02.2024

SITE

The application relates to six protected trees, annotated on the submitted location plan within the grounds of Alice Ingham Court.

PROPOSAL

The proposal seeks consent for works to five trees and the felling of one Elm Tree.

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

None applicable.

CONSULTATION RESPONSES

Tree Officer

Proposals –

Tree numbers reflect those on the plan provided by the applicant.

T1 - Sycamore- Crown to 3M and reduce canopy over hang back by 1.5-2M prune to growing points - **agreed**

T2- Hawthorn Reduce tips back by 0.5-1M and lift to 3M - **agreed**

T3 - Elm - fell as tree is dead - **agreed**

T4 - Cherry Tree reduce over hang of branch back by 3-4 M - **agreed**

T5 - Sycamore remove lowest branch - **agreed**

T6 - Lime - remove deadwood in the canopy and reduce back from building by approximately 2-3m - **agreed**

Advice

I would raise no objections to this application, the planned works are justified in the interests of good arboricultural management and responsible tree ownership. The application should be approved.

Suggested Condition – The approved tree pruning works shall be carried out in accordance with BS3998:2010.

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.

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The officer raised no objections to the application on Arboriculture grounds. The works are justified in the interest of good arboricultural management and responsible tree ownership.

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

Notes for Applicant:

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

- Location Plan

Report Author Chelsea Petrillo