

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00969/WTTPO

CASE OFFICER

Bob Melling

DETERMINATION DATE 31.10.2025 EXT OF TIME N/A

Address: 3 Cotton Hill, Off Dobfield Road, Rochdale, OL16 3FX

Proposal: Removal of T42 (Ash) subject to Tree Preservation Order 034.

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: RC

DATE: 14/10/25

SITE

The application relates to one Ash tree (T42) subject to Tree Preservation Order 034 located within the rear garden of 3 Cotton Hill.

PROPOSAL

Permission is sought for the felling of the tree due to ash dieback disease.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

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

☐ 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 protected tree, 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 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 at the time of writing. Notwithstanding, the submitted Tree Report states the tree has ash dieback disease. On this basis, the proposed works are justified in the interests of public safety and good arboricultural practice.

To compensate for the loss of the tree, it is recommended that replacement trees are planted. It is considered appropriate to apply the standard requirement for a 2:1 replacement ratio, as outlined under CS Policy G6. The trees should be a similar native species.

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 plus the following additional condition:

3. Within the next planting season, after the felling of the tree hereby approved, a minimum of two replacement trees shall be planted within the site. The replacement trees shall be a similar native species. If the replacement trees are removed, die, become severely damaged or seriously diseased within five years of planting, they 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 and in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, the 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
- Tree Survey & Report dated 18/09/25
- Submitted photography

Report Author Bob Melling