

APPLICATION NUMBER: 22/01239/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01239/WTTPPO	Rosalind Gralton	17 November 2022

Address: Alice Ingham Court Lisbon Street Rochdale OL12 7AP

Proposal: Application for works to two Lime trees (T1428 and T1429) - crown lift to 6m and to one Elm tree (T1430) - prune back by 2m, subject to Tree Preservation Order No. 39

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 01/12/2022

SITE

The application relates for works to two Lime trees (T1428 and T1429) - crown lift to 6m and to one Elm tree (T1430) - prune back by 2m, subject to Tree Preservation Order No. 39

PROPOSAL

The proposal is an application for works to two Lime trees (T1428 and T1429) - crown lift to 6m and to one Elm tree (T1430) - prune back by 2m, subject to Tree Preservation Order No. 39.

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer

The Tree Officer raises no objections to the above application, justified in the interests of avoiding harm to property, public safety and residential amenity.

All works must be carried out by suitably qualified and insured arborists, and in line with the requirements of BS3998:2010

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;*

- ⑦ *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;*
- ⑦ *consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- ⑦ *consider whether any requirements apply in regard to protected species;*
- ⑦ *consider other material considerations, including development plan policies where relevant; and*
- ⑦ *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 proposed works are justified in regards to ‘*whether any loss or damage is likely to arise if consent is refused or granted subject to conditions*’ and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The Tree Officer raises no objections to the above application and the works are justified in the interests of avoiding harm to property, public safety and residential amenity.

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 subject to the standard conditions.

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.

All approved works must be undertaken by a suitably qualified and insured arborist an in accord with BS3998:2010

RECOMMENDATION

GRANT subject to standard conditions

Notes for Applicant:

INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Revised Location Plan received by the Council 06/10/2022
 - Application form
 - Tree report received by the Council 06/10/2022

Report Author Rosalind Gralton