

DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00050/WTTPO	Hamish Rigg	14/03/2024

Address: Land Adjacent To The Fishing Lake, Dell Road, Healey Dell, Rochdale, OL12 6BG

Proposal: Application to fell 5 Oak trees (Group 8 and 9 on submitted plans) subject to Tree Preservation Order No 256

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: RK

DATE: 18/03/2024

SITE

The application relates to an area of dense woodland lying east of 'The Works' on Dell Road. The trees are part of the extensive woodland at Healey Dell Nature Reserve. 'The Works' is a former industrial site now comprising of brick ruins. The subject trees sit adjacent to a small stream serving a Fishing Lake situated north of the site. The pond is currently drained but work is under way to restore it.

PROPOSAL

Permission is sought for the felling of 5 Oak Trees lying away from the public highway or public rights of way.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G6- Enhancing green infrastructure

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer

11/03/2024:

The trees are part of the extensive woodland at Healey Dell Nature Reserve. I would offer no objections to the application, justified in the interests of good woodland management and good overall habitat management. Tree removals will have limited impact on the overall woodland canopy.

Recommendation – Approve the application.

I would suggest replanting in appropriate locations nearby with woodland understorey species e.g. Holly or Hazel

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:

- ② *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 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. The officer concluded that the works were justified in the interests of good woodland management. Furthermore, the woodland canopy would not be significantly affected or reduced by the proposed works, indicating that the amenity value of the individual trees within the wider woodland aren’t particularly significant.

The Tree Officer suggested replacing the trees with understorey species close to the site such as Holly or Hazel, which will be required by condition.

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

3. Within the next planting season after the felling of the trees hereby approved, a minimum of ten replacement trees shall be planted within Healey Dell. If

the replacement tree is removed, dies, become severely damaged or seriously diseased within three years of planting, it 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.

Notes for Applicant:

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

- Location Plan
- Supporting report: 'Annotated photo of trees'
- Further location plan

Report Author Hamish Rigg