

APPLICATION NUMBER: 24/01100/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01100/WTTP0

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 19.12.2024 EXT OF TIME

Address: 663 Bury Road Rochdale OL11 4AU

Proposal: Proposed felling of two Lime Trees within Group G5 of TPO 023 and one Copper Beech Tree within Area A1 of TPO 023 due to their condition, damaged roots and safety concerns.

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)?	NA

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 25/03/2025

SITE

The site relates to trees within the gated cul-de-sac of Ryefields, a recent development of two large detached properties off Bury Road.

The site specifically relates to two lime trees within Group G5 of TPO 023 and one Copper Beech Tree within Area A1 of TPO 023.

PROPOSAL

The application seeks the proposed felling of:

Two Lime Trees within Group G5 of TPO 023
One Copper Beech Tree within Area A1 of TPO 023

This is due to their condition, damaged roots and safety concerns.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

16/00651/WTTPO - Application to fell T6 Lime within Tree Preservation Order 23 – Withdrawn

15/01053/FUL - Erection of two detached houses – Grant subject to conditions - 2015-11-18

CONSULTATION RESPONSES

Tree Officer

24/01100/WTTPO | Proposed felling of two Lime Trees within Group G5 of TPO 023 and one Copper Beech Tree within Area A1 of TPO 023 due to their condition, damaged roots and safety concerns. | 663 Bury Road Rochdale OL11 4AU

While clearly efforts were made to retain these trees during the course of the development, unfortunately I would agree with the views of the Arboriculture Report that efforts to protect the trees were not robust and have been unsuccessful. Significant harm appears to have been caused to all three trees by direct root loss and by indirect harm caused to root function. Given the obvious signs of stress which the trees are now suffering (extensive die back and dead wood evident), I would not consider this level of harm to be reversible. Trees are resilient and can withstand root loss of up to 40%, but in this case losses appear to have gone beyond this point.

Regrettably, given the proximity of these high forest trees to dwellings and access routes and the consequent risks to safety, I see no real alternative to the removal of

the trees. The loss of the trees will have a significant local impact, and therefore replacement planting for the two Limes at the front should be sought. I would suggest medium-sized trees such as Field Maple or Wild Cherry. Given the level of shading from the existing woodland to the south, a shade-tolerant smaller tree or shrub such as Holly should be considered for re-planting to compensate for the loss of the Beech.

Works must be undertaken by a suitably qualified and insured person, and in line with BS 3998

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.”

With regard to the above, the main considerations in respect of this application are whether the proposal for works to the tree are justified in light of the assessment of Paragraphs 90 and 91 of the NPPG, 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 tree officer has noted that due to the current condition of the tree, significant harm has been caused by direct root loss and this harm is irreversible. Due to the location of the high forest trees to dwellings and access, and the consequential safety risks associated with failure, no alternative is available than removal of the trees. The removal will have significant impact locally and therefore a re-planting condition is secured to the approval notice. It is suggested these are medium size trees such as Field Maple or Wild Cherry. Given the level of shading from the existing woodland to the south, a shade-tolerant smaller tree or shrub such as Holly should be considered for re-planting to compensate for the loss of the Beech.

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 replanting condition.

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 and the following additional condition:

3. Within the next planting season after the felling of the tree hereby approved, replacement tree planting shall be undertaken in accordance with the details set out on the plan "Existing and Proposed Site Plans" dated November 24, prepared by RPS Design Group. If any replacement tree is removed, dies, becomes severely damaged or seriously diseased within five years of planting, it shall be replaced by a tree of similar maturity 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):-

- Site Location Plan – dated October 24, prepared by RPS Design Group
- Existing and Proposed Site Plans – dated November 24, , prepared by RPS Design Group
- Post Arboricultural Impact Assessment – prepared by Treestyle Consultancy Ltd dated 5th November 2024.

Report Author Rosalind Gralton