

APPLICATION NUMBER: 22/01362/WTTPPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01362/WTTPPO	Rosalind Gralton	17 November 2022

Address: Pargate Chase, Norden, Rochdale, OL11 5DZ

Proposal: Application to fell four Ash Trees (T1, T2, T4 and T5 on submitted plan) subject to Tree Preservation Order No 157 (Palatine Road/Palatine Avenue, Norden)

RECOMMENDATION	APPROVE
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CHECKED AND SIGNED OFF BY: RK

DATE: 01/12/2022

SITE

The site relates to fell four Ash Trees, protected via TPO Order No 157

PROPOSAL

The application relates to works to fell four Ash Trees (T1, T2, T4 and T5 on submitted plan)

RELEVANT PLANNING POLICY

National Guidance

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Tree Officer

I would raise no objections to the above application. All of the trees are suffering from the advanced stages of Ash die-back disease and need to be removed in the interests of good arboricultural practice.

I would advise that re-planting should be required, my recommendation should be to replace the trees removed with standard Birch, *Betula pendula*.

REPRESENTATIONS

None received

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:

- ⑦ *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 has no objections and the works are justified in the interests of good arboricultural practice.

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 in accordance with BS3998:2010

RECOMMENDATION

Approve with replacement planting conditions

- 6 Prior to any works taking place, details of a replacement planting scheme, comprising of 8 no trees shall be submitted in writing to the Local Planning Authority. The replanting scheme shall be comprised of native species.

The replanting scheme shall be carried out in accordance with an approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

If any of the replacement trees are removed, die, become severely damaged or seriously diseased within five years of planting, they shall be replaced by a tree of similar at maturity size and species.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Notes for Applicant:

INFORMATIVE

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Tree Location Plan
 - Application form
 - Annotated Photos of Trees
 - Tree Survey Schedule

Report Author Rosalind Gralton