

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01224/WTTPO	Chelsea Petrillo	23 April 2024

Address: Highfield Hospital Manchester Road, Rochdale OL11 4LZ

Proposal: Application for works to 4 trees subject to Tree Preservation Order Nos. 142 - Wild Cherry (T5) - prune to clear structure/wires/buildings by 2m to clear building and Silver Birch, Common Ash and Sycamore (G3) - sever and remove ivy to 1.5m above ground level.

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 Standard Conditions
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CHECKED AND SIGNED OFF BY: TH

DATE: 02.05.2024

SITE

The application relates to the works four trees located within the grounds of Highfield Hospital in the Bamford ward of Rochdale.

PROPOSAL

The proposal seeks consent for the pruning of T5 (Wild Cherry) by 2m from the hospital and the removal and sever of existing ivy to 1.5m above ground level to G3 (Silver Birch, Common Ash and Sycamore)

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE) 2024:

JP-G7 Trees and Woodlands

Adopted Rochdale Core Strategy (CS):

G7 – Increasing the value of biodiversity and geodiversity

RELEVANT SITE HISTORY

None applicable.

CONSULTATION RESPONSES

Tree Officer

Thank you for consulting the Ecology Unit on the above application. Tree numbering referred to in the response is as described in the documentation provided with the application.

I would advise -

PART A - Wild Cherry (T5)- prune to clear structure/wires/buildings by 2m to clear building, Silver Birch, Common Ash and Sycamore (G3) - sever and remove ivy to 1.5m above ground level

Part A works are justified in the interests of good arboricultural management and responsible tree ownership.

PART B - remove 1 Horse Chestnut (T8)

Removal of the Horse Chestnut is regarded as beyond justified practice (excessive). Insufficient justification for removal.

Recommendations –

Approve PART A for pruning works and removal of Ivy. **Refuse PART B** for removal of the Horse Chestnut

Officer Note: Following consultation, it was confirmed the T8 Horse Chestnut would be subsequently removed from the scope of the proposed works

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;*
- *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;*
- *consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;*
- *consider whether any requirements apply in regard to protected species;*
- *consider other material considerations, including development plan policies where relevant; and*
- *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 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.

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The Officer raised no objection to much of the works proposed however did state that the removal of the Horse Chestnut (T8) was unjustified. Following this, T8 was removed from the proposal to avoid any delay. The approved works are therefore justified on the grounds of avoidance of harm to Highfield Hospital and in the interest of good arboriculture management.

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

RECOMMENDATION

GRANT Subject to Standard Conditions

Notes for Applicant:

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

- Tree Condition Survey Report (VTA) (Dated 30.09.2023)
- Further details of works (Excel Spreadsheet)

Report Author Chelsea Petrillo