

APPLICATION NUMBER: 24/01154/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01154/WTTP0

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 22.01.2025 EXT OF TIME

Address: Alice Ingham Court Lisbon Street Rochdale OL12 7AP

Proposal: Application to fell one dead Elm Tree and to prune 1 sycamore to give 2m clearance from the property subject to Tree Preservation Order 39

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 application site relates to two trees outside Alice Ingham Court, Lisbon St, Rochdale.

PROPOSAL

The application proposes to fell one dead Elm Tree and to prune 1 sycamore to give 2m clearance from the property subject to Tree Preservation Order 39.

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

23/00389/WTTPPO Application for works to trees subject to Tree Preservation Order No 39 comprising of the following:-T1- Sycamore- Crown to 3M and reduce canopy over hang back by 1.5-2M prune to growing pointsT2- Hawthorn Reduce tips back by 05-1M and lift to 3M T3 – El – Grant subject to conditions - 2024-02-26

22/01239/WTTPPO - 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 – Grant subject to conditions 2022-12-01

CONSULTATION RESPONSES

Tree Officer

I have no objections to this application. The Elm is dead and no longer covered by the TPO, and the Sycamore, although it's already a bit mis-shapen and has been pruned previously, will be able to withstand the level of pruning proposed. The pruning works are justified in the interests of avoiding damage to property and residential amenity.

Works must be carried out by a suitably qualified person and in accord 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 are 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. With reference to the Tree Officer’s consultation response, the Elm tree is dead and no longer covered by the TPO. The Tree Officer has considered the works proposed to the sycamore to be justified to avoid damage to the residential property and 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.

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:

Notes for Applicant:

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

- Location Plan
- Tree Photo
- Tree Photo 2
- Tree Report prepared by Idverde

Report Author Rosalind Gralton