

APPLICATION NUMBER: 25/00244/WTTP0

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00244/WTTP0

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 24.04.2025 EXT OF TIME

Address: 1 Beaumonds Meadowcroft Lane Rochdale OL11 5HN

Proposal: Application for works to two trees identified within group G1 of Tree Preservation Order TPO113 - T1 & T2- Sycamore trees - to prune back by 2-3 meters

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: 22/04/2025

SITE

The site relates to 1 Beaumonds, located off Meadowcroft Lane at the junction with Bury Road, Rochdale. The two trees in question are identified as T1 and T2, both two mature sycamore trees protected under TPO113.

PROPOSAL

The application seeks permission for works to prune two sycamore trees by 2-3m as detailed in the accompanying tree report.

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

None specific to these trees

CONSULTATION RESPONSES

Tree Officer

**Application No: 25/00244/WTTPO Application Type: Works to Trees-TPO
Proposal: Application for works to two trees identified within group G1 of Tree
Preservation Order TPO113 - T1 & T2- Sycamore trees - to prune back by 2-3
meters Location: 1 Beaumonds , Meadowcroft Lane, Rochdale, OL11 5HN**

I would raise no objections to the above application, justified in the interests of good tree management and for mitigating potential harm to property. The trees could withstand the level of pruning proposed.

Works should be undertaken by a suitably qualified arborist 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;*

- ❑ *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.”

To assess the acceptability of the proposal against the above considerations, the Council’s Tree Officer has been consulted. The Tree Officer has considered the works to be justified in the interest of good tree management and mitigation of harm to the properties, and that the trees would be able to withstand the level of pruning proposed.

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 – T1, T2
- Tree report prepared by Special Branch Tree Surgery dated 27/02/2025
- Photo of T1
- Photo of T2

Report Author Rosalind Galton