

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01332/WTTPPO	Bob Melling	24 March 2025

Address: 16 Innes Close, Rochdale, OL12 7BA

Proposal: Works to two Maples (T9 and T10) to the southwest of 16 Innes Close subject to TPO290.

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/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 10/04/2025

SITE

The application relates to two Maples located to the southwest of no. 16 Innes Close in Rochdale. The trees form part of a wider ribbon of trees fronting Ings Lane.

PROPOSAL

Consent is sought to prune back T9 two metres from the street light on Ings Lane and to prune back T10 two metres from the roof of no. 16 Innes Close.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Tree Officer – No objections.

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 proposed works are justified in light of the assessment of the amenity value of the trees and whether the reasons for works are of sufficient standing to warrant the granting of consent.

Consent is sought to prune back two Maples from both an adjacent street light on Ings Lane and the roof of no. 16 Innes Close. The trees make a positive contribution to the verdant setting of the street scene and form part of a wider ribbon of trees which front Ings Lane. Overall, it is considered the proposals would strike an appropriate balance between protecting the amenity value of the trees while mitigating risks to an adjacent street light and a nearby property. Therefore, the works are considered justifiable in the interests of mitigation of risks to property and responsible tree management. Furthermore, no objections were raised by the Greater Manchester Ecology Unit (GMEU).

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 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.

RECOMMENDATION

GRANT subject to two standard conditions.

Notes for Applicant:

INFORMATIVES

1. For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
 - Location plan
 - Details of proposed works within the application form
 - Submitted photography

Report Author Bob Melling