APPLICATION NUMBER: 19/00036/WTTPO

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00036/WTTPO	Osian Perks	14 August 2019

Address: 126-128 Hopwood Manor Manchester Road Heywood OL10 2NN

Proposal: Application for works to 3 Limes and 3 Ash trees subject to Tree Preservation Order No. 178 (128-132 Manchester Road, Heywood)

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?	Y

EIA	**Screening opinion completed and saved to Onbase?**	n

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n

RECOMMENDATION	

CHECKED AND SIGNED OFF BY: AT **DATE: 14.08.2019**

SITE

Date:1.7.19 Weather: Good Visibility	Client: RBC 19/0036/WTTPO	Location:126 -128 Hopwood Manor OL10 2NN Author: GMC

This application relates to six trees (three limes and three Ash) sited to the front of 126 & 128 Hopwood Manor, Manchester Road. The trees are subject to a tree preservation order. The trees are listed T2, T3, T6, T7, T8 and T9.

PROPOSAL

The works proposed have changed following input from the Council's Arboricultural Consultant. The works now proposed to the trees are listed below:

T2 Lime Tree- Removal of branch circled in red on photograph
T3 Ash Tree- Removal of unsightly epicormic growth & pruning so that crown is of a height of no less than 2.4 metres over footpath and of a height of 5.2 metres over road.
T6 Ash Tree- Removal of unsightly epicormic growth.
T7 Ash Tree- Removal of unsightly epicormic growth.
T8 Lime Tree- Removal of unsightly epicormics growth & remove branch circled in red on photograph.
T9 Lime tree- Pruning so that crown is of a height of no less than 2.4 metres over footpath and of a height of 5.2 metres over road.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity
P2- Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

13/01253/WTTPO- Application for the following works to trees of Tree Preservation Order No 178. T1 Beech Crown clean and crown reduce by up to 25%; T2 Lime Crown clean; T3 Ash Crown clean and crown reduce by up to 25%; T4 Ash Fell; T6 Ash Crown clean and crown reduce by up to 25%; T7 Ash Fell; T8 Lime Crown clean and crown reduce by up to 25%; T9 Lime Crown clean and crown reduce by up to 25%; T10 Ash Crown clean and crown reduce by up to 25%; T11 Ash Crown clean and crown reduce by up to 25%. Approved.

13/00549/WTTPO- Application for works to trees T2 - T5 and T7 - T11 and to fell T6 subject to Tree Preservation Order No 178. Withdrawn.

CONSULTATION RESPONSES

Landscaping/Tree Officer

Number	Species	Comments
T2	Tilia spp (Lime)	Remove the branch highlighted in red on the picture to stay within requirements for height above paths and roads. GMC:-.Give permission to Prune T2 In accordance with General

		Highway Regulations of 5.2 meters over the road and 2.4 meters over the footpath. The Branch in question appears to be Dead Permission Granted for Removal. All works to be carried out in accordance with BS 3998 2010
T3	Fraxinus excelsior (Ash)	Remove unsightly epicomic growth and remove branch highlighted in Red on the picture to stay within requirements for height above paths and Roads. GMC: Give permission to Prune T3 In accordance with General Highway Regulations of 5.2 meters over the road and 2.4 meters over the footpath, however this will not require the full removal of the branch in question "Remove branch highlighted in Red on the picture". Therefore deny removal. All works to be carried out in accordance with BS 3998 2010
T6	Fraxinus excelsior (Ash)	Remove unsightly epicomic growth GMC: -. T6 Give permission for the aforementioned works. All works to be carried out in accordance with BS 3998 2010
T7	Fraxinus excelsior (Ash)	Remove unsightly epicomic growth GMC: -. T7 Give permission for the aforementioned works. All works to be carried out in accordance with BS 3998 2010
T8	Tilia x europaea (Lime)	Remove unsightly epicomic growth and remove branch highlighted in Red on the picture to stay within requirements for height above paths and Roads. GMC: Give permission to Prune T8 In accordance with General Highway Regulations of 5.2 meters over the road and 2.4 meters over the footpath. Remove the aforementioned branch as it has a weak bifurcation (not for the reasons given in TPO application-"remove branch highlighted in Red on the picture to stay within requirements for height above paths and Roads") All works to be carried out in accordance with BS 3998 2010
T9	Tilia x europaea (Lime)	Remove branch highlighted in Red on the picture to stay within requirements for height above paths and Roads. GMC: -. Give permission to Prune T9 In accordance with General Highway Regulations of 5.2 meters over the road and 2.4 meters over the footpath, however this will not require the full removal of the branch in question "Remove branch highlighted in Red on the picture". All works to be carried out in accordance with BS 3998:2010

REPRESENTATIONS

One representation has been received requesting that works to another tree are carried out as part of this application. This is relevant to the works proposed and as such has not been assessed.

ANALYSIS

In considering applications for works to protected trees, Government advice in paragraph 90 (ID: 36-090-20140306) 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 (ID: 36-091-20140306) 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."

The amended proposed works have been agreed to by the Council's Arboricultural Consultant and as such are considered by virtue of their scale and nature, not to affect the amenity value or vitality of the trees.

RECOMMENDATION

GRANT subject to four standard conditions and:

1. Permission is granted for the following only:

   T2 Lime Tree- Removal of branch circled in red on submitted photograph
   T3 Ash Tree- Removal of unsightly epicormic growth & pruning so that crown is of a height of no less than 2.4 metres over footpath and of a height of 5.2 metres over road.
   T6 Ash Tree- Removal of unsightly epicormic growth.
   T7 Ash Tree- Removal of unsightly epicormic growth.
   T8 Lime Tree- Removal of unsightly epicormics growth & remove branch circled in red on submitted photograph.
   T9 Lime Tree- Pruning so that crown is of a height of no less than 2.4 metres over footpath and of a height of 5.2 metres over road.

Report Author Osian Perks