

Officer Report

Case Reference: OTH/2026/0002
Location: 28 SALKELD STREET, ROCHDALE, OL11 1PS
Proposal: Request to fell to ground level 1 no. protected Ash Tree identified as T9 under TPO 028.
Reason - Tree is in decline and general maintenance.
Recommendation: Refuse
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application relates to a moderately sized Ash tree at the corner of Salkeld Street and Deeplish Road. The tree is part of a collection of trees subject to TPO028 which border Deeplish Road and make a positive contribution to the quality of the street scene. The tree is identified under the TPO as 'T9' and is set back approximately 1m from the pavement. The nearest property measures some 17m from the tree.

PROPOSAL

Permission is sought to fell the tree. The application form states that the tree is in decline, however the applicant has ticked 'No' in response to the question about the condition of the tree. This suggests that the tree is not diseased or that there are no fears of it falling or breaking. The application is not supported arboricultural evidence to support the contention that the tree is in decline.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

24/01210/WTTPO - Proposed works to trees subject to Tree Preservation Order 028 as follows: - One Ash Tree identified as T20 - Remove deadwood, general maintenance/exempt works included for completeness. Two Ash Trees identified as T11 and T18 - Fell to ground as the trees. Approved in April 2025.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

PUBLICITY

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties.

ASSESSMENT

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.

The Ash tree forming the subject of this application is a mature tree which makes a positive contribution to the local treescape. In determining this application, advice has been sought from the Council's Tree Officer, who has advised that while the tree does show some signs of Ash die-back, there are no pronounced lesions. Furthermore, imminent main stem failure is not expected although the tree will likely drop some peripheral branches over the next two years. Given the tree's contribution to the visual amenity of the area and the lack of imminent risk, the Tree Officer has advised refusing the application and monitoring the health of the tree of the next two years.

As a result, it is recommended that the application is refused.

RECOMMENDATION: REFUSE

SUMMARY OF CONSULTATION RESPONSES

Tree Officer (14.04.2026) – The tree does show some signs of Ash die-back although lesions aren't pronounced. I would not expect imminent main stem failure and I would not regard the tree as hazardous in its current condition, although it'll likely drop some peripheral branches over the next couple of years. In this time the tree will still make a contribution to the local treescape. I'd suggest refusing the application but advise monitoring the tree closely over the next couple of years

Recommendation: Refuse

Refusal(s) (1)

- 1 The Ash Tree (T9) makes a positive contribution to the local treescape and is not at imminent risk of failure despite some signs of Ash die-back. Insufficient information has been provided to demonstrate that the removal is justified and necessary at the current time. As such, there is no clear justification for the removal of the Ash tree and the associated loss of amenity value at this time. The loss of the tree would therefore be contrary to policies G6 and G7 of the adopted Rochdale Core Strategy, and to national guidance contained within the National Planning Practice Guidance.

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

- Planning Application Form
- Tree Location Plan
- Tree Photographs