

Rochdale Council

App PL/2026/0148

Description 8no. bungalows with associated access, parking and landscaping

Site Address Land south of Stubley Mill Road and north of Calliard Mill, Smithy Bridge

The proposed development will result in the full or partial removal of several trees and tree groups to facilitate construction. This includes the loss of four Category B trees and part of one Category B group, four Category C trees and one Category C group, and one Category U tree. The removal of the Category B trees represents the most notable impact due to their moderate visual and landscape value, and the partial removal of Group G3 will alter the group's structure and screening function. The development will therefore cause a moderate impact to the local treescape.

To mitigate the impact, I would advise that a comprehensive landscaping plan is required to be prepared, including details of new tree planting needed to restore long-term canopy cover, amenity value and landscape character. There would appear to be some space in the south of the site which could accommodate new tree planting.

Retained trees will need to be protected by the installation and maintenance of suitable tree protection fencing.

Yours

Derek Richardson

Principal Ecologist

Planning and Transportation

Planning and Transportation

Place

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