

Officer Report

Case Reference: OTH/2026/0443
Location: 5 KNOWL SYKE STREET, WARDLE, ROCHDALE, OL12 9PG
Proposal: Application for removal of one branch on tree within rear garden (Grey Willow -Salix Cinerea) within Wardle Conservation Area
Recommendation: No Objections
Officer: Bob Melling

SITE

The application relates to a Grey Willow located at the bottom of the rear garden of no. 5 Knowl Syke Street, which is within the Wardle Conservation Area. The tree is adjacent to an outbuilding within the rear garden.

PROPOSAL

Consent is sought for the removal of a limb from the tree.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance

Places for Everyone Joint Development Plan (PfE):

JP-G6 Urban Green Space

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

CONSULTATION RESPONSES

Tree Officer: I would raise no objections to the removal of the tree branch, justified in the interests of prevention of property damage. The loss of the branch will not affect the overall character of the Conservation Area, and the tree does not merit individual protection by a TPO. I would advise the applicant that the pruning works will result in a significant wound which could cause deterioration of the tree in future. Given the proximity of the tree to the property regular (at least annual) inspections should be undertaken to assess overall tree health and stability.

REPRESENTATIONS

N/A

ANALYSIS

In considering applications for works to trees in a Conservation Area that are not protected by a Tree Preservation Order, Government advice in paragraph 116 of the NPPG states:

Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', six weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the six-week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the tree.

With regard to the above, the main considerations in respect of this application are whether the trees are deemed worthy of being placed under a Tree Preservation Order or whether the Local Planning Authority is satisfied the works can go ahead without further intervention.

In this instance, the identified limb comprises a substantial co-dominant stem in direct and ongoing conflict with the adjacent structure. Its removal is therefore considered reasonable and would not result in a significant adverse impact on the overall amenity contribution of the tree within the Conservation Area. The proposed work would not result in the loss of the tree as a whole. As felling is not proposed, it is not considered necessary to consider whether to make a Tree Preservation Order at this time, as protection remains in place by virtue of Section 211 of the Town and Country Planning Act 1990. Notwithstanding the above, the works will result in a substantial pruning wound and must be undertaken by a suitably qualified and experienced arboricultural contractor in accordance with BS3998:2010 (Tree Work – Recommendations), ensuring an appropriate pruning cut is achieved so as to minimise harm to the main stem. The tree should also be subject to periodic inspection following the works in order to monitor wound occlusion and identify any potential decay development or structural implications. In terms of environmental protection, Greater Manchester Ecology Unit (GMEU) standing advice on tree works and protected species will be attached to the decision notice and

the relevant obligations in respect of protected species will therefore be addressed. In light of the above, the proposal is considered to be compliant with the guidance contained within the NPPG and the Local Planning Authority accordingly raises no objection.

RECOMMENDATION: No objection.

Recommendation: No Objections

- 1 The removal of the limb (co-dominant main stem) from the tree has the potential to leave a very large unsustainable wound in the tree. Following the work the tree should be monitored for condition at least annually.

The approved works should be carried out by a suitably qualified and insured Arborist in accordance with BS3998 (2010).

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

- Site Location Plan
- Photographs of tree
- Planning application form