

Officer Report

Case Reference: OTH/2026/0274
Location: Roylelands House, Gypsy Lane, Rochdale, OL11 3HA
Proposal: Request to fell 1 No. Sycamore Tree due to crown die back and 1 No. Ash Tree due to ash die back, both subject to Tree Preservation Order 114 ref. 'G2'.
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The trees are located at Roylelands House, Gypsy Lane, Rochdale. The trees in question are an Ash Tree ROY02 and a Sycamore Tree ROY03. The trees are covered by TPO no. 114.

Proposal

The application seeks permission to remove the Ash tree as it has Ash Die Back and remove the Sycamore tree as the surveyor reported necrotic bark girdling stem.

Relevant Planning Policy

National Guidance

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

G7- Increasing the value of biodiversity and geodiversity

Legislation

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Publicity

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, no letters of notification were sent for this application.

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 tree covered by way of 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.' To assess the acceptability of the proposal against the above considerations, the Council's Tree Officer has been consulted, however no response has been received at the time of writing this report.

Notwithstanding, the application submission includes photographs which clearly show the trees very close to the boundary of Roylelands House. The application form states the Ash tree has ash die back and the Sycamore tree has necrotic bark. Whilst it is acknowledged that this tree provides some amenity value due to its location, it may be seen from the highway. Removing the tree due to disease is not considered to reduce the amenity value provided by the tree to an unacceptable or detrimental level.

Subject to the standard conditions, 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. 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: Approve with Conditions

Condition(s) (3)

- 1 The consent hereby granted is valid for a period of two years from the date of this decision.
- 2 All tree works must comply with British Standard 3998 (2010 – British Standard for Tree Work) and the relevant industry codes for safe practice produced by the Forestry & Arboriculture Safety & Training Council (FASTCo).
- 3 Within the first planting season following the removal of the diseased trees, a minimum of two replacement trees of native species which are of a similar height at maturity shall be planted within the curtilage of Roylelands.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed works and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

For the avoidance of doubt, this decision relates to the following drawings/documents:

- 1
 - Location Form
 - Application Form
 - Photographs