

Officer Report

Case Reference: OTH/2026/0397
Location: 7 LOWER BEECHWOOD, ROCHDALE, OL11 4LY
Proposal: Works to trees subject to TPO 146 as follows:-

1 Oak Tree (T1) - prune to give a 3m clearance from roof of property.
1 Beech Tree (T2) - crown lift to raise canopy approximately 6m above ground level.
1 Oak Tree (T3) - remove epicormic growth
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE

The application relates to two Oak trees (T1 and T3) and one Beech tree (T2), subject to Tree Preservation Order TPO146, located within the rear curtilage of no. 7 Lower Beechwood in Bamford. Tree T2 and T3 adjoin the curtilage of no. 7 Holborn Square to the west and is separated by a narrow footpath.

PROPOSAL

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RELEVANT POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G6 Urban Green Space

Policy JP-G7 Trees and Woodland

Policy 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

RELEVANT SITE HISTORY

25/00076/WTTP0 - Work to trees subject to TPO 146. Lateral reduction and crown lift to one Sycamore Tree, one Ash Tree and one Oak tree at the rear of No. 5 Lower Beechwood and one Beech Tree and Lime Tree at the rear of No. 7 Lower Beechwood – Grant subject to conditions

CONSULTATION RESPONSES

Tree Officer

No comments received at the time of writing.

REPRESENTATIONS

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

ANALYSIS

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.”

With regard to the above, the main considerations in respect of this application are whether the proposal for works to the tree is justified in light of the assessment of the amenity value of the tree and whether the reasons for works are of sufficient standing to warrant the granting of consent.

The Tree Officer was consulted on the proposed plans but has not submitted a response at the time of writing. Notwithstanding, the proposed works would prevent damage and overshadowing to the host dwelling and improve access to natural light to the rear garden. As such, the proposed works are justified in the interest of residential amenity and good arboricultural practice.

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) (2)

- 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).
- 1 For the avoidance of doubt, this Decision Notice relates to the following drawings / document(s):-
- Location Plan – received 27/05/2026

- Photos of trees subject to proposed works – received 30/04/2026

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