

Officer Report

Case Reference: OTH/2026/0152
Location: HIGHFIELD HOSPITAL, MANCHESTER ROAD,
ROCHDALE, OL11 4LZ
Proposal: Works to T10 (T177 on the Schedule) Common Beech, to
remove specific branch/limb located at 5 metres causing
damage to eastern stem and T11 Common Beech (T178 on
the Schedule) to remove dead wood
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The application relates to Highfield Hospital, Manchester Road. The trees in question are identified as T10 Common Beech and T11 Common Beech.

Proposal

The application seeks permission to remove branches causing damage to the eastern stem and remove deadwood over existing footpath and road.

Relevant Site History

N/A

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, they have responded with no objections to the proposal. The works are justified in the interests of good arboricultural management. Notwithstanding, the application submission includes the TPO notices, site maps and tree reports. The proposed works are considered justified in the interest of residential amenity, good arboricultural practice, and safety of surroundings.

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 relates to the following drawings/documents:
 - Application Form
 - Site Map
 - TPO notices
 - TPO Cross Reference
 - Tree Condition Survey Report dated 24/11/25