

Officer Report

Case Reference: OTH/2026/0598
Location: 447 EDENFIELD ROAD, ROCHDALE, OL11 5YR
Proposal: Application for work to trees protected by Tree Preservation Order No. 284 consisting of:

- T2 – Horse Chestnut: Crown lift to provide approximately 2.5 metres ground clearance over the adjacent footpath and 5.5 metres clearance over the adjoining highway.
- T3 – Copper Beech: Crown lift to provide approximately 2.5 metres ground clearance over the adjacent footpath and 5.5 metres clearance over the adjoining highway.
- T5 – Lime: Removal of epicormic growth from the main stem and lower scaffold branches.

Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application relates to 3No. trees within the curtilage of No. 447 Edenfield Road, T2, T3, T5 respectively. T2 is a horse chestnut, T3 a copper beech, and T5 Lime; the trees are covered by Tree Preservation Order 284 which was sealed in 2008.

PROPOSAL

The application seeks permission to crown lift T2 and T3 to provide 2.5m above the public footpath and 5.5m above the adjoining highway, and to remove epicormic growth from the main stem and lower scaffold branches of T5.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Local Guidance

Adopted Rochdale Core Strategy

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 is supported by photographic evidence which shows that the canopies of both T2 and T3 overhang the public footpath, and will soon encroach onto the public highway. The application submission indicates that both canopies extend below the statutory clearance, and the photographic evidence shows clearly that the canopies of these trees are obscuring traffic signals. Crown reductions of these trees are therefore considered proportionate and justified in the interest of highway and public safety.

T5 is said to be suffering from epicormic growth. Such removal is justified in the interest of good arboricultural practice and is therefore considered acceptable. The application submission indicates that such works would not be detrimental to the health or amenity value of the trees.

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).

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

- 1
 - Application Form
 - Tree Report (Specialist Branch Tree Surgery; June 2026)
 - Photographs
 - Tree Map