

Officer Report

Case Reference: OTH/2026/0464
Location: ST JOHN THE BAPTIST RC CHURCH, DOWLING STREET,
ROCHDALE, OL11 1EX
Proposal: Proposed felling of an Elm tree within a Conservation Area.
Recommendation: No Objections
Officer: Bob Melling

SITE

The application relates to an Elm adjacent to the southern boundary wall of the church grounds, close to the southwest corner of the church building. The tree is not covered by a TPO although it is located within the Maclure Road Conservation Area.

PROPOSAL

Consent is sought for the felling of 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 objection to the removal of the tree, which shows significant die-back and is very unlikely to recover. But I note that the tree is an Elm, and not a Lime as is stated in the application. Admittedly it's a little hard to tell the species because of the extensive die-back. There is limited space for new planting, but the trees on the site do contribute to the local landscape and re-planting of a small tree as a replacement is advised.

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 tree is 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.

The Council's Tree Officer was consulted and advised that the removal of the tree is justified due to the significant die-back.

There is limited space for new planting, but the trees on the site do contribute to the local landscape and re-planting of a small tree as a replacement is advised.

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

- Tree Location Plan 002
- Tree Risk Appraisal ref: RTS/TRAQ/11062026 02
- Photograph of tree