

**TOWN AND COUNTRY PLANNING ACT 1990 THE TOWN AND COUNTRY
PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

Consent under Tree Preservation Orders

APPLICATION REFERENCE: OTH/2026/0619

Applicant

Mr Nigel Morrell
Norden Old Library
Edenfield Road
Norden
Rochdale
OL12 7RB

Part I - Particulars of Application

Proposal: Request to remove 1 no. Sycamore Tree referenced as T2 under TPO 236 to assist with the redevelopment of the neighboring Streamline Taxis site.

Location: FORMER NORDEN LIBRARY, EDENFIELD ROAD, ROCHDALE, OL11 5XE

Valid On: 14 July 2026

DECISION: REFUSE CONSENT

Refusal(s) (2)

- 1 The proposed felling of Tree T2, which is protected by Tree Preservation Order No. 236, would result in the unjustified loss of a prominent mature tree which makes a significant contribution to the visual amenities and verdant character of the street scene along Edenfield Road and the wider locality. Insufficient information has been submitted to demonstrate that the tree is in poor physical or structural condition, or that the proposed redevelopment of the adjoining site cannot reasonably proceed whilst retaining the tree. In the absence of adequate justification, the proposed works are contrary to the guidance set out within Paragraphs 90 and 91 of the National Planning Practice Guidance (Tree Preservation Orders and Trees in Conservation Areas) and would result in unacceptable harm to the amenity of the area.
- 2 The application fails to provide any mitigation measures to compensate for the loss of Tree T2, including the provision of replacement tree planting or any other landscape enhancements. Given the high amenity value of the protected tree, the absence of replacement planting would result in a

permanent reduction in tree cover and an adverse impact upon the character and appearance of the area. The Local Planning Authority is not satisfied that adequate measures have been proposed to offset the loss of the protected tree and the proposal is therefore contrary to the objectives of the National Planning Practice Guidance relating to the retention and replacement of trees which contribute positively to local amenity

Date of Decision: 27/08/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt this decision relates to the following plans/documents: • Location Plan • Image of T2

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.