



Top O'th Meadow Farm
Meadowhead Lane
Norden, Rochdale
OL11 5UL
Tel: 01706 658771

8th September 2026

Report for

Tracey Edmundson

6 Bilson Square, Milnrow, Rochdale OL16 3NY

As requested, please see the completed tree report, as discussed this offers no guarantees as trees are living organisms and can fail at any time. We would also like to advise that no indemnity or insurance cover is offered. This report is in "my opinion" only and covers only the trees that have been inspected.

The tree subject to this report is located within a designated Conservation Area.

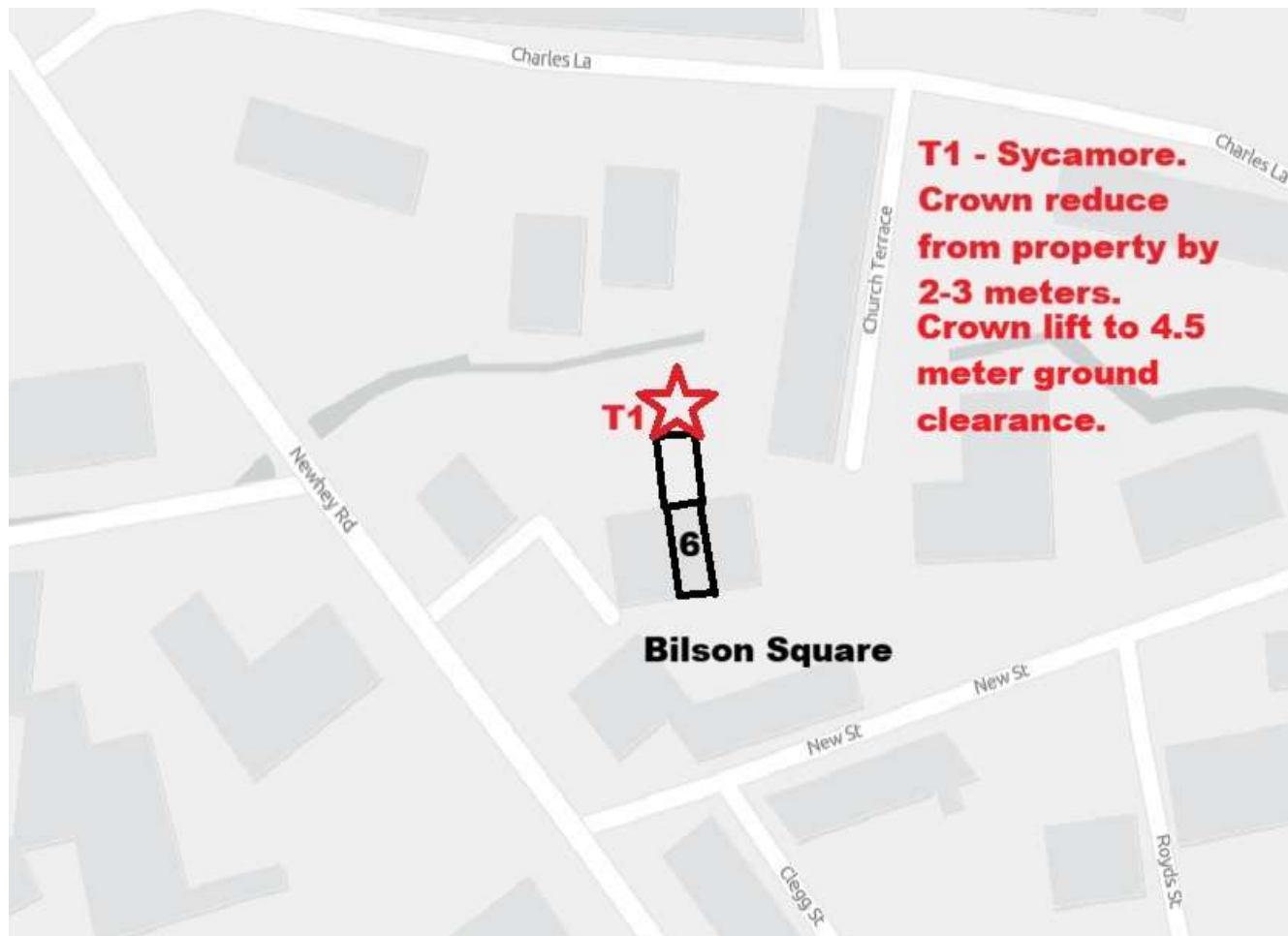
Local authority; Rochdale.

Location

Land of the rear of 6 Bilson Square.

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Work Provided

Site visit, arboricultural inspection, photography, report and quotation.

The tree has been visually inspected from ground level and the proposed works have been considered in relation to its condition, location, surrounding properties and ongoing management requirements.

Proposed Works

The applicant is submitting notification to undertake arboricultural management works to:

- T1 – Mature Sycamore

The tree is located within a property to the rear of 6 Bilson Square and is situated within a designated Conservation Area.

The proposed works consist of:

- Crown lift T1 to achieve approximately 4.5 metres ground clearance, through the selective removal or reduction of appropriate lower branches.
- Reduce the upper and lateral crown extending towards 6 Bilson Square only by approximately 2–3 metres, pruning back to suitable growth points whilst retaining a balanced and natural crown form.

All works are proposed to be undertaken in accordance with:

- BS3998:2010 – Tree Work Recommendations
- Current arboricultural best practice.

Reason for Works

The proposed works are requested to provide improved clearance between the tree canopy and the neighbouring residential property at 6 Bilson Square.

The lower crown has developed at a level where additional clearance would be beneficial, whilst upper and lateral branches extend towards the applicant's property.

The proposed crown lifting and selective reduction are intended to provide reasonable separation from the property whilst retaining the tree and maintaining an appropriate overall crown structure.

The works are considered proportionate to the size and maturity of the tree and represent routine arboricultural management within the residential setting.

Arboricultural Impact Assessment

The proposed pruning works are limited in extent and are not considered likely to adversely affect the long-term health, vitality or structural integrity of T1 when undertaken in accordance with BS3998:2010.

The crown lift will be undertaken selectively to achieve approximately 4.5 metres clearance without unnecessarily removing excessive live crown.

The proposed 2–3 metre reduction will be confined principally to the upper and lateral crown extending towards 6 Bilson Square. Pruning will be undertaken back to suitable secondary growth points in order to retain an appropriate crown form and avoid unnecessary large pruning wounds.

The works are not intended to significantly reduce the overall size of the tree or materially alter its wider landscape contribution.

It is considered that the proposed works will:

- retain the tree as a viable long-term landscape feature;
- maintain an appropriate and balanced crown structure;
- provide improved clearance from the neighbouring residential property;
- and retain the tree's contribution to the character and visual amenity of the Conservation Area.

The proposed pruning specification has intentionally been kept proportionate in order to achieve the required clearance whilst preserving the natural form and amenity value of the tree.

Tree Ownership

T1 is not located within the ownership of the applicant at 6 Bilson Square.

The tree originates from land associated with the property situated to the rear of the applicant's address. At the time of inspection, the precise ownership and/or management responsibility for the tree had not been formally confirmed.

This notification is therefore being submitted to the Local Planning Authority in relation to the proposed arboricultural works only.

Any permission or determination arising through the Conservation Area notification process does not confer ownership rights or permission to enter neighbouring land. The consent of the tree owner or responsible landowner will therefore be required prior to any works being undertaken.

Conservation Area Status

T1 is understood not to be subject to an individual Tree Preservation Order; however, the tree is located within a designated Conservation Area.

Accordingly, notification of the proposed works is being submitted to the Local Planning Authority in accordance with the statutory requirements applicable to trees within Conservation Areas.

The purpose of this submission is to allow the Local Planning Authority to consider the proposed works and the tree's contribution to the character and amenity of the Conservation Area before any works are undertaken.

Conclusion

The proposed works to T1 – Mature Sycamore comprise a crown lift to approximately 4.5 metres ground clearance together with a selective 2–3 metre reduction of the upper and lateral crown extending towards 6 Bilson Square.

The proposed works are considered reasonable, proportionate and arboriculturally acceptable.

The specification has been deliberately limited to the pruning necessary to achieve improved clearance from the neighbouring residential property whilst retaining the overall form, health and amenity value of the tree.

When undertaken in accordance with BS3998:2010 and current arboricultural best practice, the works are not anticipated to materially adversely affect the physiological condition, structural integrity or wider visual contribution of T1.

The proposed works therefore represent a balanced approach to ongoing tree management, providing reasonable clearance from 6 Bilson Square whilst retaining the Mature Sycamore as an important landscape feature within the Conservation Area.





Kind regards,
Mr. Ryan Slack
General Manager and Director
SEG Award, Cert Arb L2 (ABC)

Ryan Slack

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