

Officer Report

Case Reference: OTH/2026/0680
Location: 18 MARGROY CLOSE, ROCHDALE, OL12 0ES
Proposal: Application to fell T1 (Sycamore) subject to Tree Preservation Order TPO 161
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application relates to trees located within the curtilage of 18 Margroy Close. There is one Sycamore tree which are protected under Tree Preservation Order 161.

PROPOSAL

The application seeks to fell the one Sycamore tree (T1).

RELEVANT POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

Policy JP-G6 Urban Green Space

Policy JP-G7 Trees and Woodland

Policy 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

RELEVANT SITE HISTORY

22/00996/WTTPPO - Application to remove one Sycamore Tree (T2) and pollard one Sycamore Tree (T1) subject to Tree Preservation Order No. 161. Decision: Approve subject to conditions.

CONSULTATION RESPONSES

Tree Officer

Summary: No objection subject to addition of condition requiring replacement trees.

Recommend Silver Birch as replacement trees.

REPRESENTATIONS

In accordance with Council policy on neighbour notification for this type of application, no letters of notification were sent to neighbouring properties.

ANALYSIS

In considering applications for works to protected trees, Government advice in paragraph 90 (Reference ID: 36-090-20140306) 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 TPO, paragraph (reference ID: 91 36-091-20140306) 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."

With regard to the above, the main considerations in respect of this application are whether the proposal for works to the tree is justified in light of the assessment of the amenity value of the tree and whether the reasons for works are of sufficient standing to warrant the granting of consent.

It is noted that the tree has had significant pollarding as was approved under application 22/00996/WTTP0. The tree in its present form has limited amenity value. The supporting report states that the proposed works are required due to the poor physiological and structural condition of the tree. The report adds that that 'the Sycamore has been subject to previous pollarding and is now exhibiting a declining condition, with limited long-term retention potential.'

The Tree Officer was consulted on the proposal and has raised no objection to the felling of the tree subject to the addition of a condition requiring replacement tree planting. The Tree Officer concluded that due to the drastic pruning the tree has been subjected to, it is unlikely to properly recover or ever recover its original form and contribution to the local treescape. The Tree Officer recommended Silver Birch as replacement trees and advises that if managed appropriately, the replacement trees will soon compensate for the loss. The supporting also states that the 'applicant is committed to replacing the tree with two new trees, ensuring the long-term enhancement of the site's tree population and maintaining its landscape and amenity value.' It is considered appropriate to apply the standard requirement for a 2:1 replacement ratio.

Noting the condition of the tree, the visual amenity impact and contribution to the landscape and the potential future potential contribution of the tree, it is considered that proposed works are justified, subject to the addition of a condition requiring replacement trees to the planted.

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.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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).
- 3 Within the next planting season after the felling of the Sycamore tree hereby approved, two replacement trees shall be planted on the site. If any of the replacement trees are removed, die, become severely damaged or seriously diseased within five years of planting, they shall be replaced by a tree of similar maturity size and species.

Reason: To mitigate for the loss of the existing tree and to protect the visual amenity of the area in accordance with policy G6 of the adopted Rochdale Core Strategy.

- 1 For the avoidance of doubt, this Decision Notice relates to the following drawings/document(s):-
 - Location Plan
 - Tree Survey dated 28th July 2026
 - Submitted Photography
 - Application form
- 2 The Tree Officer has recommended that the replacement trees should be Silver Birch trees.