

Officer Report

Case Reference: OTH/2026/0743
Location: 6 OAKLEY WAY, WARDLE, ROCHDALE, WARDLE, OL12 9DY
Proposal: Request to crown lift by 4.5 metres and crown thin up to 20% of 1 No. protected Sycamore Tree identified as T69 within TPO259
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to a Sycamore (T69) within the curtilage of No. 6 Oakley Way. The tree is covered by Tree Preservation Order 259 which was sealed in 2006.

PROPOSAL

Permission is sought to crown lift the tree to provide 4.5m clearance and to thin the crown of the tree by up to 20%.

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 a tree report which explains that the works are required as part of the routine and appropriate management of the tree. The crown lifting operation will provide approximately 4.5m clearance beneath the canopy, reducing the encroachment of low-growing branches and improving usable clearance beneath the tree. The proposed crown thinning will reduce crown density by up to 20% through the selective removal of appropriate secondary and tertiary growth. This will improve light penetration and airflow through the canopy whilst retaining the tree's natural form, overall dimensions and landscape contribution. The proposed works are considered proportionate and represent appropriate arboricultural management of the protected tree.

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).
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- 1 For the avoidance of doubt, this decision relates to the following documents:
 - Application Form
 - Tree Report (Special Branch Tree Surgery; 17 August 2026)