

**METROPOLITAN BOROUGH OF KNOWSLEY**

**Regeneration and Economic Development Department**

**APPLICATION NO:** 21/00508/TWA

**APPLICANT:** Mrs Charlotte Cooke

**WARD AFFECTED:** St Michael's

**DEVELOPMENT:** FELL 1NO TREE

**LOCATION OF SITE:** Albany Veterinary Surgery, 26 Whiston Lane, Huyton,  
Knowsley, L36 1TY,

**NEIGHBOUR NOTIFICATION:**

The ward members and residents have been notified and there have been 3 objections and 3 letters of support. The 3 objections have been raised for the potential loss of habitats for birds and bats.

**ISSUES AND ASSESSMENT:**

Site Location

The application refers to 1 sycamore located at the rear of 26, Whiston Lane, Huyton.

Background

The TPO in this case was created in 2000 to protect the trees located within the rear of the 26 Whiston Lane.

The Town and Country Planning Act states that Tree Preservation Order may make provision for prohibiting the cutting down, lopping, uprooting, wilful destruction of trees except with the consent of the Local Planning Authority.

The Application

The application seeks consent to carry out the removal of 1 sycamore tree located within the back garden. The reason for removal is it is damaging the fence and retaining wall of the rear property.

Arboricultural Report

The site has been inspected by the Arboricultural Officer who makes the following comments:

The Sycamore is approx.15m in height and is in okay health for its age and species. There is a moderate amount of deadwood within the canopy and has a large amount epicormic around the base. Showing signs of stress. It can only be seen from certain points driving east on Whiston Lane, its amenity value is not that significant.

The base of the sycamore is pushing up against the fence and the wall foundations. Which will only get worse over time. There is no works that can be done to resolve the issue other than remove the tree.

In relation to the objections the felling of the tree will take place outside of nesting season and should be carried out by a competent tree surgeon.

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## **RECOMMENDATION:**

It is recommended that consent be approved for the removal of the Sycamore as stated within application 21/00508/TWA with the following conditions:-

- 1) The tree work hereby granted shall consist of felling of 1 sycamore outside of nesting season

Reason: In the interests of visual amenity and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 2) All work should be completed in accordance with BS 3998:2010 (Tree Works).

Reason: In the interests of visual amenity and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 3) Five working days written notice shall be given to the Arboricultural Officer before commencement of the works hereby granted.

Reason: For the avoidance of doubt and to comply with the application.

- 4) Each tree should be replaced on a one for one basis, as close to the original position as possible with a Maple of a size not less than 12-14cm girth. The trees should be planted as soon as practically possible but within 1 year of the removal of the trees. Once this has been implemented the Council's Arboricultural Officer should be informed within 3 days on 0151 443 2281. Should the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: In the interests of visual amenity, to allow for the continuation of tree cover within the area and to comply with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) The works must be implemented no later than the expiration of two years beginning with the date of this permission.

Reason: For the avoidance of doubt and to comply with the application.

Tom Skipworth  
Arboriculture officer  
19/08/21

Signed by  
Mark Quinn  
19.08.2021

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