

~~FIRST CLASS~~ BY HAND
to THE OWNER
33 PIPER LANE
HESWALL
CH90 9HZ

date 17th MARCH 2023

your ref
my ref ZA/CG/PD/T3/
service Legal Service
tel 0151 666 3092 Please ask for Zara Ayub
email zaraayub@wirral.gov.uk

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012
THE WIRRAL BOROUGH COUNCIL TREE PRESERVATION ORDER NO. EM 17/03/23
SITE OF LAND TO THE SOUTH OF 33 PIPERS LANE



I enclose for your attention a copy of the Order and Notice advising you that Wirral Borough Council have made the Wirral Borough Council Tree Preservation Order No. EM 17/03/23 relating to the above site.

The Notice gives the Council's reasons for making the Order and explains that the Order prohibits anyone from cutting down, topping or lopping any of the trees specified in the Schedule and shown on the map without the consent of the Council.

If you would like to make any objection or other comments about the Order, please do so in writing. Any comments must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 which is included at the end of the Notice. Your comments should be sent to Tree Preservation, Regeneration and Place Department, PO Box 290, Brighton Street, Wallasey, Wirral, CH27 9FQ and marked for the attention of the Tree Preservation Officer or email erikbowman@wirral.gov.uk by

cont/.....

Should you have any query regarding this matter, please contact Tree Preservation, Regeneration and Place Department, PO Box 290, Brighton Street, Wallasey, Wirral, CH27 9FQ or email erikbowman@wirral.gov.uk.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Zara Ayub', written over a horizontal line.

Zara Ayub
Assistant Lawyer

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

METROPOLITAN BOROUGH OF WIRRAL

TOWN AND COUNTRY PLANNING ACT 1990

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

WIRRAL BOROUGH COUNCIL TREE PRESERVATION ORDER NO:

SITE: LAND TO THE SOUTH OF 33 PIPERS LANE

THIS IS A FORMAL NOTICE which is served on you because on 17th March
2023 the Council made the above Tree Preservation Order in
respect of land in which you appear to have an interest.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees specified in the Schedule and shown on the map without the consent of the Council.

Some explanatory guidance on Tree Preservation Orders is provided in the enclosed leaflet, *Protected Trees: A Guide to Tree Preservation Procedures*, produced by the Department of Communities and Local Government.

The Council's grounds for making the Order are:-

The trees make a significant contribution
to the amenity of Pipers End.

The Order includes a direction applying Section 201 of the Town and Country Planning Act 1990. This means that the Order is brought into effect provisionally immediately. The Order will continue in force for a period of up to six months from the date the Order was made, or until the Order is confirmed by the Council, whichever first occurs.

The Council will now consider whether the order should be confirmed, that is to say, whether the Order should remain in effect. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments about the Order, please do so in writing by 21st APRIL 2023. To be valid, your comments must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is included at the end of this notice. Your comments should be sent to Business Services, Tree Preservation, South Annexe, Town Hall, Brighton Street, Wallasey, Wirral, CH44 8ED marked for the attention of the Tree Preservation Officer. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

A certified copy of the Order will be available for inspection at the One Stop Shop, Town Hall, Brighton Street, Wallasey during normal office hours (Monday to Friday, 9.00 am to 5.00 pm except Wednesday 10.00 am-5.00 pm).

The Council will write to you again when a decision has been taken on whether to confirm the order. If you would like further information, or have any questions about this notice, please contact the Tree Preservation Officer, Regeneration and Environment Department, Development Control, North Annexe, Town Hall, Brighton Street, Wallasey, Wirral, CH44 8ED.

Dated: 17th MARCH 2023

Signed



Authorised Officer
Wirral Borough Council
Town Hall, Brighton Street
Wallasey, Wirral, CH44 8ED

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6(1) Subject to paragraph (2), objections and representations -

- (a) shall be made in writing and -
 - (i) delivered to the Authority not later than the date specified by them under Regulation 5(2)(c); or
 - (ii) sent to the Authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
- (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
- (c) in the case of an objection, shall state the reasons for the objection.

(2) The Authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

DATED 17th MARCH 2023

Wirral Borough Council

Tree Preservation Order

No. GM 17/03/23

TOWN AND COUNTRY PLANNING ACT 1990

TREE PRESERVATION ORDER

relating to

LAND TO THE SOUTH OF 33 PIPER LANE

TOWN AND COUNTRY PLANNING ACT 1990

WIRRAL BOROUGH COUNCIL

TREE PRESERVATION ORDER NO. EM 17/03/23

SITE: LAND TO THE SOUTH OF 33 PIPERS LANE

The Wirral Borough Council in exercise of the powers conferred on them by Sections 198 of the Town and Country Planning Act 1990 hereby make the following Order:

Citation

1. This Order may be cited as Tree Preservation Order No. EM 17/03/23
Site: LAND TO THE SOUTH OF 33 PIPERS LANE

Interpretation

2. (1) In this Order "the Authority" means the Wirral Borough Council.
(2) In this Order any reference to a number section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to Article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of Section 198 (Power to Make Tree Preservation Orders) or subsection (1) of Section 200 (Tree Preservation Orders: Forestry Commissioners) and, subject to the exceptions in Regulation 14, no person shall -
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the Authority in accordance with Regulations 16 and 17, or of the

Secretary of State in accordance with Regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to Trees to be Planted Pursuant to a Condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of Section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 17th day of MARCH 2023

Signed : 
Authorised Officer

[CONFIRMATION OF ORDER

[This Order was confirmed by the Wirral Borough Council without modification
on the day of

OR

[This Order was confirmed by the Wirral Borough Council, subject to modifications indicated
by
on the day of

.....
Authorised by the Council to sign in that behalf]

[DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by Wirral Borough Council
on the day of

.....
Authorised by the Council to sign in that behalf]

[VARIATION OF ORDER

[This Order was varied by the Wirral Borough Council
on the day of
under the reference number

.....
Authorised by the Council to sign in that behalf]

[REVOCATION OF ORDER

This Order was revoked by the Wirral Borough Council
on the day of
under the reference number

.....
Authorised by the Council to sign in that behalf]

SCHEDULE

SPECIFICATION OF TREES

Trees Specified Individually
(encircled in black on the map)

Reference on map	Description	Situation

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation

Groups of trees
(within a broken line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G1	Group consisting of 7 Pine	STANDING ON THE SOUTH BOUNDARY WITH PIPERS LANE
G2	Group consisting of 2 Scotch Pine and 2 Beech.	STANDING ON THE EAST BOUNDARY WITH PIPERS END.

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation



Production Date: 17 Mar 2023

Scale 600

when printed at A4



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