



Mr Nicholas Anderson
MMA Tree Consultancy
2 Radcliffe Mill Cottages
Old Mill Lane
Oldham
OL4 5SF

Date: 13 April 2022

Dear Sir/Madam,

Application No: 132055/TPO/2021

Intent to carry out works to trees at 29 Clothorn Road, Manchester, M20 6BG

Further to your request to carry out works to trees located at the above address, the City Council's arboricultural staff visited the site and inspected the trees. With reference to their advice, consent is hereby **granted** for the following work:

Consent is hereby APPROVED for the proposed felling of T2 Horse Chestnut at 29 Clothorn Rd, Manchester, as shown in the submitted details, report and plan, subject to a replacement tree being planted.

The replacement tree should be either an Acer Campeste 'Queen Elizabeth' size 12 - 14cm girth or an Acer Plantanoides 'Columnare' size 12 - 14cm girth. The tree should be planted in the next planting season (October 2022 to March 2023) and should be situated in the frontage of the property.

Consent is hereby REFUSED for the proposed felling of T1 Sycamore and pruning works to T3 Beech incorporating a crown lift over adjacent 3 storey dwelling on land at 29 Clothorn Rd, Manchester, as shown in the submitted details, report and plan.

These trees are considered to be of high amenity value, in good health and visible to and enjoyed by both visitors and occupiers of surrounding properties, in particular on Clothorn Road and Clayton Avenue and to vehicular and non vehicular passers by. The Sycamore (T1) and Beech (T3) tree are also considered to be an important element in the Clothorn Road and Clayton Avenue street scene in particular, located in a prominent position on a corner junction and make a valuable contribution to the wider urban landscape value of the surrounding area.

Whilst it is acknowledged that the reasons given for felling the Sycamore (T1), including because it's a tree in decline with a very sparse crown and significant deadwood throughout, frequent bark lesions and bark coming away from main stem, with premature leaf loss; and pruning works to Beech (T3) to crown lift and reduce away from over approved under construction 3 storey dwelling and crown lift and reduce from neighbouring property are factors which require due consideration, as these tree are considered to be of high amenity value and following request, no further evidence has

been provided of obvious signs of disease or die back or for a more detailed pruning specification for the Beech (T3), and therefore there is not considered to be justifications for felling and pruning works that outweigh the contribution these valuable trees make to the area.

In accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012 (as amended), this consent is granted for a period of two years from the date of this letter.

However, consent for the following work is **refused**:

Should you wish to discuss this matter any further please contact John Kelsey.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing#