



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Ms Stephanie Bell
32 Hampton Road
Manchester
M21 9LA

Date: 22 April 2022

Dear Sir/Madam,

Application No: 133009/TPO/2022

Intent to carry out works to trees protected by a Tree Preservation Order at 32 Hampton Road, Manchester, M21 9LA

Further to your request to carry out works to trees located at the above address. We have considered your application and **refuse consent** for the work for the following reason(s):

Consent is hereby REFUSED for the proposed felling of Hybrid Black Poplar at 32 Hampton Road, Manchester, as shown in the submitted details, report and plan.

This tree is 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 Hampton Road, and to vehicular and non vehicular passers by. This Hybrid Black Poplar tree is also considered to be an important element in the Hampton Road street scene in particular, located in a prominent position at the head of a cul-de-sac and makes a valuable contribution to the wider urban landscape value of the surrounding area.

Whilst it is acknowledged that the reasons given for felling this tree, including reports showing a cavity in the stem and tree roots within the drainage system, require due consideration, as this tree is considered to be of high amenity value and has no obvious signs of disease or die back and the issues outlined can be alleviated through appropriate repair to the drain, these are not considered to be justifications for felling that outweigh the contribution this valuable tree makes to the area.

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

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing#