



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Matthew Lally
Lally Tree Management
36 Goldsworthy Rd
M41 8US

Date: 8 February 2022

Dear Sir/Madam,

Application No: 132277/TPO/2021

Intent to carry out works to trees protected by a Tree Preservation Order at 8 Park Brow Close, Manchester, M21 8UL

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 a Pine tree on land at 8 Park Brow Close 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 Park Brow Close and Sandy Lane and to vehicular and non vehicular passers by. This Pine tree is also considered to be an important element in the Park Brow Close and Sandy Lane street scene in particular, located in a prominent position on a corner junction 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 because it's too big, blocking sunlight and damaging the driveway and has caused a small crack in a dwarf wall are all factors which requires 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 and pruning works, in line with BS standards for tree works, 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#