



MANCHESTER
CITY COUNCIL

Planning

John Kelsey
Telephone: 0161 234 4597
john.kelsey@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

MR Farhan Rama
Archirama Ltd
3 Parkgate Ave
Manchester
M20 3BZ

Date: 8 October 2021

Dear Sir/Madam,

Application No: 131123/TPO/2021

Intent to carry out works to trees protected by a Tree Preservation Order at 29 Clothorn Road, Manchester, M20 6BG

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 Beech tree on land at 29 Clothorn Road, as shown in the submitted details 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 Clothorn Rd and Clayton Avenue and also to vehicular and non vehicular passers by. This Beech tree is 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 this tree, because it's too big, blocking sunlight and damaging the driveway, 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 outweighs 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#

