



MANCHESTER
CITY COUNCIL

Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

Mr Tim Greenwood
Apartment 9
634 Wilmslow Road
M20 3QR

Date: 13 May 2020

Dear Sir/Madam,

Application No: 126754/TPO/2020

Intent to carry out works to trees protected by a Tree Preservation Order at 23 Heaton Road, Manchester, M20 4PX

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 felling of an Oak tree at 23 Heaton 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 Parsonage Road and Heaton Road and also to vehicular and non vehicular passers by. This tree is also considered to be an important element in the street scene and makes a valuable contribution to the wider landscape value of the surrounding area .

Whilst it is acknowledged that the reason for felling this tree, including excessive shading, blocked drains, gutters and squirrels on the roof, are factors which require due consideration, it is not felt that this outweighs the contribution this valuable tree makes to the area.

It is anticipated that the City Council would support a proposal for works to this tree which would include a reasonable level of pruning works and this, together with a repair of the drainpipe, should alleviate the issues highlighted in the application.

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

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing#

