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 Mark Noden
21 Queenston Road
Manchester
M20 2NX

Date: 16 April 2019

Dear Sir/Madam,

Application No: 122915/TCA/2019
Intent to carry out works to trees at 21 Queenston Road, Manchester, M20 2NX

Further to your request to carry out works to trees located at the above address. We have considered your application and **cannot grant consent for the work** for the following reason(s):

Consent is hereby REFUSED for the felling of a mature Lime tree (T1) within the side garden area.

This tree is considered to be in good health, of high amenity value and visible to and enjoyed by the occupiers of surrounding properties, visitors and passers - by, in particular on Queenston Road and Old Lansdowne Road, making a valuable contribution to the street scene. This tree contributes significantly to the special character of the Albert Park Conservation area and is also an important element in the urban landscape character of this area of West Didsbury.

Whilst it is acknowledged that the reasons given for felling this tree, because it's dying at its base with evidence of rot and decay with resulting risk of falling causing damage to life and property, are factors which require due consideration, as this trees basal wound is considered to be occluding well and is not a cause for concern, it is not considered to be to be justification for felling the tree or outweighs the contribution this valuable tree makes to the area.

The tree(s) is/are now covered by a provisional Tree Preservation Order(s) and you should have received a copy of the order(s). Should you wish to discuss this matter any further please contact John Kelsey.

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing