MANCHESTER
CITY COUNCIL

Planning

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PO Box 532 Town Hall
Manchester M60 2LA

Mr Elaine Sykes
24 Elm Road
West Didsbury
Manchester
M20 6XD

Date: 26 October 2012

Dear Sir/Madam,

Application No: 100507/TPO/2012/S2
Intent to carry out works to trees at 24 Elm Road, West Didsbury, Manchester, M20 6XD

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):

Permission is hereby REFUSED for the removal of a large Blue Spruce located in the front garden of 24, Elm Road, Didsbury.

The tree is in a healthy condition and is considered to be of high amenity value to the local area, and makes a significant contribution to the street scene.

Reasons provided for the removal of the tree include it creating a security risk, but the lower canopy of the tree is sparse, and as such the presence of the tree would not appear to crate a major problem. It is stated that the boundary wall to the front of the property has cracked, and whilst this is clearly the case, the wall could easily be repaired at little cost and effort. There is another tree at the front of the property, a Pillar Apple tree, but this is not suffering adversely as a result of the presence of the Blue Spruce and is competing naturaly for light. Finally, needle drop is not considered to be a significant issue, sufficient to justify the removal of the tree.

Whilst it is acknowledged that these reasons for felling the tree are all factors which require due consideration, it is not felt that they outweigh the contribution this valuable tree makes to the area.

If you disagree with our decision, you can appeal to the Secretary of State. If you wish to appeal, you must do so within 28 days from the date you received this decision in writing to: The Environment Appeals Team, Trees & Hedges, Room 4/04 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or email: environment.appeals@pins.gsi.gov.uk.

If you suffer any loss or damage as a result of this refusal of consent you must do so within 12 months of the date of this decision (or, if you appeal to the Secretary of State, within 12 months of the date of his decision). Claims should be made in writing to the City Council.

Should you wish to discuss this matter any further please contact David Brettell.

Yours faithfully,



Julie Roscoe
Head of Planning