Mr Rick Meakin
Montrose Properties
20a Lapwing Lane
West Didsbury
Manchester
M20 2WS

To reply please contact:
Lisa Holland
Tel: 0161 234 4206
Fax: 0161 274 0046
Email: l.holland1@manchester.gov.uk

7 December 2009

Dear Sir/Madam,

Application Number: 091590/TPO/2009/S2
Intent to Carry out works to trees at 33 Northen Grove, West Didsbury, Manchester, M20 2NN
Further to your request to carry out works to trees located at the above address. We have considered your applications and have decided to refuse consent for the work for the following reason(s):

The tree is a 15 metre Robinia Pseudoacacia, which is known as T1 on the 33 Northen Grove, West Didsbury Tree Preservation Order. Consent is refused to remove the tree as it is still of sufficiently good condition and amenity value to be worthy of the continuation of its protection under the preservation order placed on it in 1985. Whilst it is noted that there is damage to the front wall, it is felt that the tree could be accodmodated in the rebuilding of the wall.

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 Lisa Holland.

Yours sincerely,

Peter Babb
Head of Planning