MANCHESTER CITY COUNCIL

Planning

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Jon Hale
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55 Fford Wiliam Morgan
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Date: 29 May 2013

Dear Sir/Madam,

Application No: 102238/TPO/2013/S1
Intent to carry out works to trees protected by a Tree Preservation Order at Former St Johns Ambulance HQ , Egerton Road, Fallowfield, Manchester, M14 6XX

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 mature Yew tree, shown as tree 1241 on submitted details, located on the frontage to Egerton Road, Fallowfield.

The tree is considered to be in good condition and offers maturity to the site and high amenity value to the occupiers of surrounding properties and the local area and, as it can be viewed from Egerton Road by passing vehicular and foot traffic, it also makes a significant contribution to the Egerton Road street scene.

Whilst it is acknowledged that the reason for felling the tree, its close proximity to an adjacent building that is currently under construction, is a factor which requires due consideration it is not felt that it outweighs the contribution this valuable tree makes to the area. This Yew tree should be retained as part of the development, with the surrounding ground within the root protection area returned to its previous condition. Any further works within the root protection area and the canopy should be closely monitored and a method statement for working within and around the trees should be supplied.

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 John Kelsey.

Yours faithfully,



Julie Roscoe
Head of Planning