MANCHESTER
CITY COUNCIL

Planning

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PO Box 532 Town Hall
Manchester M60 2LA

Mr Paul Hulse
4 Marlowe Drive
Didsbury
Manchester
M20 6DE

Date: 9 October 2012

Dear Sir/Madam,

Application No: 100236/TPO/2012/S2
Intent to carry out works to trees at 4 Marlowe Drive, Didsbury, Manchester, M20 6DE

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 mature Copper Beech tree located in the front garden of 4, Marlowe Drive, Didsbury.

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

Reasons provided for the removal of the tree include the large size of the tree, the implications of falling leaves, damage to property and the potential for squirrel infestation. Whilst it is acknowledged that these are factors which require due consideration, it is not felt that they outweigh the major cotribution this landmark 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