MANCHESTER CITY COUNCIL

Planning

John Kelsey
Telephone: 0161 234 4597
j.kelsey@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Diane Claffey
Doves Nest Ltd
The Doves Nest Nursing Home
15 - 19 Windsor Road
Newton Heath
Manchester
M40 1QQ

Date: 22 July 2014

Dear Sir/Madam,

Application No: 105302/TCA/2014/N1
Intent to carry out works to trees at The Doves Nest Nursing Home, 15 - 19 Windsor Road, Newton Heath, Manchester, M40 1QQ

Further to your request to carry out works to trees located at the above address, the City Council's arboricultural staff visited the site and inspected the trees. With reference to their advice, consent is hereby **granted** for the following work:

The proposed works to trees at The Doves Nest Nursing Home, 15 - 19 Windsor Road, Newton Heath, as indicated in the submitted details and plan including the revised proposal to only crown thin a Horse Chestnut tree by 15% (as also verbally agreed with Dianne Claffey and John Kelsey on 21st July 2014) are acceptable.

To mitigate the loss of the trees on this site, it is recommended that 3 replacement trees are planted. These should be native species trees and be planted within a similar area to those trees that are being felled.

All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Please note consideration should be given when removing trees at this time of the year to the potential for nesting birds to be present, and all none safety critical works should be delayed until August/September if activity is noted.

Should you wish to discuss this matter any further please contact John Kelsey.

Yours faithfully,



Julie Roscoe
Head of Planning, Building Control & Licensing