MANCHESTER CITY COUNCIL

Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

Mr Ian Young
MCC Arboricultural Section
Unit C Block D Room 4
Hooper Street West
Off Midland Street
Ardwick
Manchester
M12 6LA

Date: 20 January 2014

Dear Sir/Madam,

Application No: 104583/TPO/2014/C1
Intent to carry out works to trees at St Johns Estate, St John Street, Manchester

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 City Council have no objections to the proposed works to trees within the St Johns Estate, as outlined in the submitted details.

In order to compensate for the loss of the trees across the Estate, it is recommended that 9 replacement trees are planted and these could include Prunus hillieri spire, Betula utilis and Magnolia gladiflora.

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 to 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.

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

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing