MANCHESTER CITY COUNCIL

Planning
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Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area. Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Professor | First name: Christopher | Surname: Todd

Company name:

Street address: 4 Oaker Place 4 Oaker Place
Oaker Avenue
4 Oaker Place
Town/City: West Didsbury
County: Manchester
Country: United Kingdom
Postcode: M20 2XS

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

House: 4 | Suffix:
House name: Oaker Place
Street address: Oaker Avenue
West Didsbury
Town/City: Manchester
County:
Postcode: M20 2XS

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:
Mature Hornbeam in front garden of No 4 Oaker Place

4. Trees Ownership

The applicant is the owner of the trees

5. What Are You Applying For?

Are you seeking consent for works to a tree(s) subject to a TPO? ◉ Yes ○ No

Are you wishing to carry out works to tree(s) in a conservation area? ○ Yes ◉ No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

T20

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).
Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.
E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

We apply for:
(1) consent to undertake crown lifting, crown reduction & crown thinning by 20% of mature Hoarnbeam T20 in the front garden at 4 Oaker Place. We have carried out similar work with consent approx every 2-3 years, using on each occasion Nick Bailey Tree Services.
(2) consent to prune the tree only as far as is necessary to repair or replace the brick walls which stand on 2 sides of the trunk. The walls are approx 2 meters high. The wall running along the pavement on Oaker Avenue is cracked near the base due to expansion/contraction of the soil around the trunk in wet/dry conditions. It may be possible to repair the cracks without dismantling and rebuilding this part of the wall. The wall also 'returns' into the front garden at 90 degrees to the pavement. This section of wall has been dislodged by the same process and will have to re-built. It is cracked horizontally near the base and near the top. It now stands in 3 sections and there have been several centimeters of movement. This has got worse during the last 2 winters. The wall is in a dangerous condition and is in danger of collapsing. we are concerned that anyone cominig though the front gate passes close to this section and would be injured if it were to collapse. We plan to ask a reputable contractor to take down and rebuild that section. This will involve cleaning back soil between the wall and the tree trunk. It may involve cuttinig back into the bark of the tree. We value this tree very highly and would limit the work to what is essential to reinstate the wall.

8. Trees - Additional Information

For all trees
A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).
It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO
Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:
   If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert. ○ Yes ◉ No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.
   If YES, you are required to provide for: ◉ Yes ○ No

   Subsidence
   A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

   Other structural damage (e.g. drains, walls and hard surfaces)
   Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)
Are you providing additional information in support of your application? ○ Yes ◉ No

9. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒ Date: 07/11/3013