MANCHESTER CITY COUNCIL

Planning

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Miss Eloise Mair
Idverde
Catchdale Moss Farm
Saint Helens
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Date: 16 October 2025

Dear Sir/Madam,

Application No: 143955/TPO/2025
Intent to carry out works to trees at Ellan Brook Lodge, 157 Brooklands Road, Brooklands, Manchester, M33 3PD

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:

Consent is granted for the proposed pruning works to a Lime and Sycamore incorporating deadwood removal and removal of top growth from a Conifer, as indicated in the submitted details and plan, at Ellan Brook Lodge, 157 Brooklands Road, Manchester.

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.

In accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012 (as amended), this consent is granted for a period of two years from the date of this letter.

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

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing