MANCHESTER CITY COUNCIL

Planning

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

P O Box 532 Town Hall
Manchester M60 2LA

Chris Frankland
Frankland Tree Services Ltd
Hillside Mill Lane
Ashley
Altrincham
WA15 0RD

Date: 27 August 2025

Dear Sir/Madam,

Application No: 143294/TPO/2025
Intent to carry out works to trees protected by a Tree Preservation Order at 1 Larke Rise, Manchester, M20 2UL

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):

Consent is hereby REFUSED for the proposed felling of a Lime tree at Larke Rise, Mersey Road, Manchester, as shown in the submitted details and plan.

This tree is considered to be of high amenity value, in good health, highly prominent on a main radial route, and enjoyed by both visitors to and occupiers of surrounding properties, in particular on Palatine Road and to vehicular and non vehicular passers by. This Lime tree is also considered to be an important element in the Palatine Road street scene and makes a valuable contribution to the wider urban landscape value of the surrounding area.

Whilst it is acknowledged that the reasons given for felling this tree requires due consideration, that the tree has caused a distortion in the adjacent boundary wall and there are no other options available to retain both the tree and the wall, the requested supporting structural survey report has not been provided demonstrating that this is the case and the submitted building survey report is not considered to provide sufficient evidence to justify that the only option available is to fell this tree of high amenity value.

The City Arborist have offered to attend a site meeting when agreed exploratory works would be carried out to remove a small area of the affected wall. These works would have been undertaken in order to further understand the relationship of the tree to the adjacent wall, and if the option is available, explore and potentially agree alternative works that could retain both the Lime tree and the repaired boundary wall, as set out in emails sent between 22/7/25 and 13/8/25. The offer of this meeting has not been accepted. To date, without a supporting structural survey or a further understanding through agreed on site exploratory works, in the absence of this evidence it is not considered the reason for the proposed felling of this Lime tree is a sufficient justification to outweigh the important contribution this valuable tree makes to the area.

Your right of appeal
If you disagree with our decision, you can appeal to the Secretary of State within 28 days from the date you receive this decision. Details of how to appeal and the form to use are available on the gov.uk website at: www.gov.uk/appeal-decision-about-tree-order/how-to-appeal

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

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing#