
Re: 143164/FO/2025 Albert Bridge House, Bridge Street

From Benjamin Alexander <Benjamin.Alexander@manchester.gov.uk>

Date Tue 21/10/2025 10:27

To Angela Leckie <angela.leckie@manchester.gov.uk>

Thankyou Angela,

All great stuff to hear.

Hope you have a good week!

From: Angela Leckie <angela.leckie@manchester.gov.uk>

Sent: Friday, October 17, 2025 12:53

To: Benjamin Alexander <Benjamin.Alexander@manchester.gov.uk>

Subject: Re: 143164/FO/2025 Albert Bridge House, Bridge Street

Hi Ben

Thanks for you comments we have attached our standard conditions in relation to Tree Protection which reference the BS Standard below.

Details of species / size will be submitted in due course as part of a condition discharge and we will consult you again at that stage

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

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email angela.leckie@manchester.gov.uk

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 30th Oct-11th Nov

From: Benjamin Alexander <Benjamin.Alexander@manchester.gov.uk>

Sent: 17 October 2025 12:27

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: Re: 143164/FO/2025 Albert Bridge House, Bridge Street

Hi Angela, just realised I made a mistake.

I said BS:3837 but
It's BS:5837 - Trees in Relation to Design Demolition and Construction.

My apologies.
Thanks and best regards,
Ben

From: Benjamin Alexander <Benjamin.Alexander@manchester.gov.uk>
Sent: Friday, October 17, 2025 12:17
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Rudi Farghaly <rudi.farghaly@manchester.gov.uk>; Noel Nugent <noel.nugent@manchester.gov.uk>; Caroline Berresford <caroline.berresford@manchester.gov.uk>; Anthony Curtis <Anthony.Curtis@manchester.gov.uk>
Subject: 143164/FO/2025 Albert Bridge House, Bridge Street

Good morning Angela, hope you are well.

Apologies if I've overlooked it; is there a species selection list/plan in this application?
If so, could you send it me please? I can't find it anywhere under the usual labels.
Whilst we are happy with the planting numbers, in order for me to fully understand the proposals, we would require the species selections, sizes and maintenance plan to ensure they get established.

We must also stress the importance of tree protection with regards to the retained trees and their root protection area (not just the trees with TPO.)
They must be protected in line with their Arboricultural Impact Assessment, following BS:3837 - Trees in Relation to Design, Demolition and Construction.
Only using hand tools, supervised, to excavate within the RPA. Erecting fencing around the RPA to ensure they aren't compacted by large machinery.

We will not have any objections with the proposed planning application for the following reasons.

A recent survey was undertaken for the A34 corridor, which highlighted issues with most of the trees fronting the road on this site.
The trees on site are poor stock and form, which are shedding a lot of limbs, and have large cracks - which is unacceptable in such a busy area.
One of which we are removing as a matter of urgency within the next few days - and this will only put stress on the remaining trees, which will probably need to be removed eventually.

The proposed site has a better, more usable green space, will hopefully use better planting stock that can stand the test of time.

Please let me know what you think.
Happy to expand or clarify anything,
Thanks and best regards

Ben Alexander

Tree Officer

Grounds Technical, Neighbourhoods

Room 3, Block D, Hooper Street Depot

Manchester M12 6LA

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