MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Oliver Bancroft
302 Hempshaw Lane
Heaviley
Stockport
SK1 4NT

Date: 8 July 2025

Dear Sir/Madam,

Application No: 143102/TPO/2025
Intent to carry out works to trees at 27 Pencarrow Close, Manchester, M20 2PS

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 given for the amended proposed works to a Sycamore T1 in the rear garden incorporating a 2m complete crown reduction, as indicated in submitted plan and details agreeing to revised works, at 27 Pencarrow Close, 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