



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Miss Lee-Anne Scanlan
Manchester Tenants Limited
136 Burnage Lane
Manchester
M19 1EF

Date: 8 July 2025

Dear Sir/Madam,

Application No: 142966/TPO/2025

Intent to carry out works to trees protected by a Tree Preservation Order at 21 East Avenue, Manchester, M19 2NR

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 REFUSED for the proposed felling of a silver birch within the rear garden of 21 East Avenue,, as shown in the submitted details and plan.

This tree is considered to be of high amenity value, in good vigour, prominent and visible to and enjoyed by both visitors and occupiers of surrounding properties, in particular on East Avenue and to vehicular and non vehicular passers by. This silver birch tree is also considered to be an important element in the East Avenue street scene and makes a valuable contribution to the wider urban landscape value of the Burnage Garden Village and surrounding area.

Whilst it is acknowledged that the reasons given for felling this tree require due consideration, that the tree sways in the wind, there is some loss of light and potential damage to the property, the City Council have advised that some pruning works could be agreed and have asked for further evidence to be submitted to demonstrate the tree is causing to damage to the property. To date this has not been provided,, and consequently it is not considered the proposed reasons for felling this Beech tree are sufficient justification to outweigh the 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#