



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Lauren Gregg
Wainwright Stump Removal
Twin Acres
Hulme Hall Lane
Knutsford
WA16 9JN

Date: 2 April 2025

Dear Sir/Madam,

Application No: 142325/TCA/2025

Intent to carry out works to trees at 63 High Lane, Manchester, M21 9EE

Further to your request to carry out works to trees located at the above address. We have considered your application and **cannot grant consent for the work** for the following reason(s):

Consent is REFUSED for the proposed felling of a Beech within the front garden of 63 High Lane, as shown in the submitted details and plan.

This tree is considered to be of high amenity value, in good vigour, highly prominent and visible to and enjoyed by both visitors and occupiers of surrounding properties, in particular on High Lane, Stockton Road and Whitelaw Road and to vehicular and non vehicular passers by. This Beech tree is also considered to be an important element in the High Lane and Stockton 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 require due consideration, that there is damage to an adjacent dwarf boundary wall and the tree roots are causing some damage to the driveway, the City Arborist have advised that these issues can often be resolved with modern wall rebuilding techniques and some root pruning, and it is not considered the proposed reason for felling this Beech tree is sufficient justification to outweigh the contribution this valuable tree makes to the area.

The tree(s) is/are now covered by a provisional Tree Preservation Order(s) and you should have received a copy of the order(s). Should you wish to discuss this matter any further please contact John Kelsey.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

