MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Matt Jarvis
Ashlea lyd
Scotland Road
Carnforth
LA5 9RE

Date: 29 November 2024

Dear Sir/Madam,

Application No: 141316/TPO/2024
Intent to carry out works to trees at 11 Cotton Lane, Manchester, M20 4QE

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 proposed removal of an Ash (T104) tree from the Cotton Lane car park at Christie Hospital as indicated in the submitted plan and details on the basis that a replacement tree is replanted.

The replacement tree should be native deciduous and have a stem diameter of 12 - 14cm at the time of planting. It should be planted at within the same growing season (October - March) at the time of removal in a similar location to the removed Ash tree.

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