

19 Victoria Road Manchester M16 8GP - 139768/TCA/2024

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Wed 5/22/2024 4:16 PM

To: John Kelsey <john.kelsey@manchester.gov.uk>

Cc: Caroline Berresford <caroline.berresford@manchester.gov.uk>

John,

19 Victoria Road Manchester M16 8GP - 139768/TCA/2024

The applicant has submitted the following information:

We have 2 trees on our property that we want to cut down and apparently we have to apply for this because we live in Whalley Range Conservation Area. Both trees were in place when we purchased the property in July 2021. The previous occupants had a proven cavalier attitude towards the planting of trees and not considering how they will impact the property in future, e.g. in the winter of 2022 all electricity to the house was cut off due to the roots of a tree planted by the previous owners damaging the cable carrying electricity into the house.

According to the PictureThis app, one probably a Red Tip Photinia and the other is possibly Cherry Plum. The Red Tip Photinia was planted very close to the walls at the rear of the house. The tree has now grown to approximately 5m tall which is a cause for concern for a few reasons. Firstly, safety is a concern because it is growing too close to the structure of the house, risking damage from falling branches or even the entire tree during storms or high winds. Secondly, it can cause structural damage to the house over time, as its roots may infiltrate foundations, causing instability or costly repairs. This concern has been exacerbated recently as we have seen damp and mould in the corner of the kitchen where the tree grows. Lastly, the tree's proximity might hinder necessary maintenance or renovations to my property, limiting access and complicating future construction efforts. Given these considerations, obtaining approval for the tree's removal could safeguard both my property and my family, while facilitating future maintenance and development. The second tree which is possibly Cherry Plum is at the far rear of the property and is planted very close to the rear fence. The trunk is a clear threat to the rear fence and the roots have caused significant visible damage to the tarmac on my driveway. It has grown to approximately 9m tall and is therefore now a threat to my neighbour's property. We believe this should be approved for felling for the following reasons. Firstly, the root system's encroachment presents a clear danger to the structural integrity of both my driveway and fence, risking safety hazards and necessitating costly repairs. Secondly, the tree's expansive growth not only undermines the aesthetic appeal of my property but also compromises its value and functionality, impacting our overall enjoyment and investment. Lastly, the tree's size poses a serious threat to my neighbour's property, potentially leading to damage or injury in the event of falling branches or the tree itself. Removing the tree is crucial to mitigating these risks, ensuring the safety and well-being of both my property and my neighbour's, and preserving the harmony of our community.

I can confirm that I have viewed the location plans and the photographs submitted by the applicant and I can confirm that we would have no objection to the proposed removal of these inappropriately located trees.

Kind regards

Rudi Farghaly
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