

Dear Manchester City Council,

Regarding 48 Overlea Drive, M19 1QU, our client, Mr. Soreen Billbas, has sought our advice during the autumn and winter seasons concerning a specific Cyprus Leylandi tree situated at the rear of his property.

We at Meridian have in-house engineers and consultants to aid our decision-making process. Height-related concerns have emerged, with the tree overshadowing the property and causing maintenance and drainage issues, impacting both Mr. Billbas's residence and neighbouring properties. These issues demand frequent and costly upkeep, which can be unsustainable.

Additionally, the winter months have seen instances of branches falling due to strong winds endangering the property and adjacent structures. Proximity to the trees has resulted in problems to the conservatory roof and drains, with the potential for recurring incidents posing potential safety risks to both the property owner and neighbours.

The main concern our investigation highlighted was that this specific tree, predominantly located among others along the rear south perimeter, has caused settlement to the existing building structure. In light of these findings, we would recommend to our client for the removal of the Cyprus Leylandi tree in question.

We suggested to our client that he should take prompt action to mitigate potential hazards and ensure the safety and well-being of both the property owner and the neighbouring residents.

Kind regards,

Hamza Ahmed  
Managing Director