MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) and/or Notification of Proposed Works to Trees in a Conservation Area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number: 25

Suffix:

Property Name:

Address Line 1: Meadow Bank

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 8EF

Description of site location must be completed if postcode is not known:

Easting (x): 381347

Northing (y): 393110

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is

(for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Applicant Details

Name/Company

Title

Mrs

First name

Joan

Surname

Henderson

Company Name

Address

Address line 1

25 Meadow Bank

Address line 2

Chorltonville

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 8EF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

◯ Yes
⊘ No

Are you wishing to carry out works to tree(s) in a conservation area?

⊘ Yes
◯ No

Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order.

A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for the question 'Identification of Tree(s) and Description of Works')?

⊘ Yes
◯ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Photo: Abies1.jpg
Map: Abies2Plan

Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out

In March 2023 a 30' Cunninghamia lanceolata was felled in the garden of 25 Meadow Bank (with your permission) from the area labelled C in the attached jpg images. This south-facing lower half of the garden is now in preparation for replanting with non-arborescent subjects.

The removal of the above tree and subsequent clearance of the affected area have revealed some minor problems, previously more or less concealed, in relation to another tree.

The tree in question is a mature Abies nordmanniana (variety unknown) planted in 1984. Its size and spread is causing inconvenience in three adjacent gardens. We have consulted an RHS horticulturist /garden planner who has agreed that it would be most advantageous if we could obtain permission to have the canopy of this tree raised.

Jpg image 'Abies1Plan' shows the position of the tree where the garden of 25 Meadow Bank tapers to a point between the gardens of No. 23 and 57, Brookburn Road.

Jpg image 'Abies2' shows the spread of the problematic lower branches.

Reasons for the request:

1) The branches labelled A are entangled with the crown of at least 1 apple tree in the garden of No. 23. The new residents at No. 23 (currently having extensive building works) will quite soon wish to tackle their garden problems
and the removal of these low branches would be a considerable help.

2) The garden shed and summer house (labelled B) next to the Abies both have thick green algal growth on their roofs which seems very likely to be exacerbated by the close proximity of, and constant shade from, the low branches.

3) The absence of the lower branches of the Abies would allow more light to reach the south-facing area which is to be replanted.
This would also be true for the relevant area in the garden of 57, Brookburn Road, which we are sure would be welcome.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see below for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) – Whole crown reduction to 12m above ground level, to provide sufficient clearance to property.

Sketch plan requirements

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
  - mark and name surrounding roads
  - sketch in buildings, including adjoining properties
  - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work and identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
  - marking all trees on the plan, but only numbering those to which you want to carry out work
  - showing the approximate distance between the application tree(s) and buildings
  - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Tree Ownership

Is the applicant the owner of the tree(s)?

- [x] Yes
- [ ] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Joan Henderson

Date

24/02/2024