

18 Delaunays Road Manchester M8 4QS - 138642/TCA/2023

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

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

John,

18 Delaunays Road Manchester M8 4QS - 138642/TCA/2023

I have viewed the reports submitted by the applicant, however, as we have discussed many times, I have been told to avoid commenting on structural reports as I am not trained to do so.

T1 - Lime and T2 - Cotoneaster are implicated in alleged structural damage due to tree roots, however, having looked at the report, there does not appear to have been any level monitoring carried out on this property.

T1 is a prominent feature in the conservation area, aesthetically contributing to the street scene and is in keeping with the local area.

My recommendation would be to ask for further conclusive evidence of this tree being the cause of the internal cracking.

Whilst I am conscious that we would not place a TPO on a tree causing subsidence, it is worth noting that should it proven that this cracking is not the fault of the tree, the tree would be a worthy candidate for TPO status.

Kind regards

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