

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Jessica Daniels
36 Kingston Road
Manchester
M20 2RZ

Date: 13 October 2023

Dear Sir/Madam,

Application No: 137741/TCA/2023

Intent to carry out works to trees at 36 Kingston Road, Manchester, M20 2RZ

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:

The City Council have no objections to the pruning of 3 trees within the frontage of the property, felling of a magnolia tree and tree of unknown species in the rear garden and an Ash tree on the boundary of 15/17 Millgate Lane, as identified in the proposed details and plan. The proposed pruning works should incorporate a 2 - 3m full crown reduction and a 5.2m crown lift over the highway and removal of any deadwood.

To mitigate against the loss of this tree and to maintain both tree canopy and the character of the conservation area it is recommended that a replacement tree is replanted in the rear garden of 36 Kingston Road and on the boundary of 15/17 Millgate Lane, and a native deciduous such as an silver birch,elm, oak would be an appropriate species.

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.

Permission should be sought from the owner of the Ash tree before works commence to fell.

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

