

Gmail

Chris Maddon <chris@takeabreatheruk.com>

TPO - 27 Edgecote Close

John Kelsey <john.kelsey@manchester.gov.uk>
To: Chris Maddon <chris@takeabreatheruk.com>

16 January 2024 at 13:22

Hi Chris,

The City Arborist visited your property earlier today and has provided me with a site report. Please see below.

Hope this helps.

Kind regards, John

John Kelsey
Senior Planner
Urban Design and Conservation
Planning, Building Control and Licensing
Growth and Development

Tel: 0161 234 4597
email: john.kelsey@manchester.gov.uk

Postal Address - Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA
Location address: Town Hall Extension, Level 6

From: Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
Sent: Tuesday, January 16, 2024 1:15 PM
To: John Kelsey <john.kelsey@manchester.gov.uk>
Subject: Re: TPO - 27 Edgecote Close

Good afternoon, John,

I know you are not the case officer for this application, however, my comments are as follows:

I have been to have a look at this one John and the customer has helpfully laid out markings on the floor to allow me to pace out the distances and I can confirm that in this instance, it would not be necessary to ask the customer to provide us with an AIA as the encroachment is most certainly within the excepted tolerance of 20%.

As discussed, I would advice using the pile and beam foundation method if suitable in the location, however, I do not believe it would be crucial to use this method.

The trees must be fenced off during the development and no materials or machinery must be stored within this protected area.

All works must be carried out in accordance with BS:5837 to ensure the trees are not negatively impacted during the proposed development.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
Phone Ext / Int - 0161-219-2099 / 32099

From: John Kelsey <john.kelsey@manchester.gov.uk>
Sent: Monday, January 15, 2024 3:54 PM
To: Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
Subject: Fw: TPO - 27 Edgecote Close

Hi Rudi,

Please see below. Could you advise whether a proposed side extension of 3m is likely to affect the tree and trigger the need for a tree age and condition survey. I'm asking as the owner really loves his trees (his career is based around connecting with nature) and he is happy to provide and age and condition survey if required but has just been quoted £500. This does seem a bit steep to provide a report on a small single storey side extension.

Best regards, John

John Kelsey
Senior Planner
Urban Design and Conservation
Planning, Building Control and Licensing
Growth and Development

Tel: 0161 234 4597
email: john.kelsey@manchester.gov.uk

Postal Address - Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA
Location address: Town Hall Extension, Level 6

From: Planning <Planning@manchester.gov.uk>
Sent: Friday, January 12, 2024 3:24 PM
To: John Kelsey <john.kelsey@manchester.gov.uk>
Subject: Fw: TPO - 27 Edgecote Close

Hi John,

Could you please assist with this enquiry?

Many Thanks,

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Morgan

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: Chris Maddon <chris@takeabreatheruk.com>
Sent: 11 January 2024 18:13
To: Planning <Planning@manchester.gov.uk>
Subject: Re: TPO - 27 Edgecote Close

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