



Mr Joshua Lustman
176 Bury Old Road
Manchester
M7 4QY

Date: 4 October 2023

Dear Sir/Madam,

Application No: 137823/TPO/2023

Intent to carry out works to trees protected by a Tree Preservation Order at 174-176 Bury Old Road, Manchester, M7 4QY

Further to your request to carry out works to trees located at the above address. We have considered your application and **refuse consent** for the work for the following reason(s):

Consent is hereby REFUSED for the proposed felling of mature Beech tree within the front garden of 174 Bury Old Road, Manchester, as shown in the submitted details and plan.

This tree is considered to be of high amenity value, in good health and visible to and enjoyed by both visitors and occupiers of surrounding properties, in particular on Bury Old Road, and to vehicular and non vehicular passers by. This Beech tree is also considered to be an important element in the Bury Old Road street scene in particular and makes a valuable contribution to the wider urban landscape value of the surrounding area.

Whilst it is acknowledged that the reasons given for felling this tree, including it is damaging a wall, difficulties in leaf collection, potential for its roots to cause damage to drains, and tree canopy in close proximity to overhead telephone wires require due consideration, as this tree is considered to be of high amenity value and has no obvious signs of disease or die back, these issues can be alleviated by appropriate pruning works to the tree and repair of the adjacent wall, and it is not considered that there is sufficient justification to outweigh the contribution this valuable tree makes to the area.

Your right of appeal

If you disagree with our decision, you can appeal to the Secretary of State within 28 days from the date you receive this decision. Details of how to appeal and the form to use are available on the gov.uk website at: www.gov.uk/appeal-decision-about-tree-order/how-to-appeal

Should you wish to discuss this matter any further please contact John Kelsey.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing#