



MANCHESTER
CITY COUNCIL

Planning

John Kelsey
Telephone: 0161 234 4597
john.kelsey@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Nicholas Anderson
MMA Tree Consultancy
36 Alexandra Mill
Mill Street
Oldham
OL3 6NA

Date: 27 October 2023

Dear Sir/Madam,

Application No: 137543/TPO/2023

Intent to carry out works to trees at Church Court, Clayton Avenue, Manchester, M20 6BN

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:

Consent is granted for the proposed felling of a Lime tree (T1) within the frontage of Church Court, Clayton Avenue, Manchester, as indicated in the submitted details and plan on the basis that a replacement tree is replanted. The proposed replacement tree, a prunus pink perfection, planted in the rear garden, is an acceptable species in this location and should be planted in the same growing season (October - March) as removal of the Lime tree.

Consent is hereby refused for the proposed pruning works to 5x Beech trees (T2, T3, T4, T5, T7) and a Sycamore (T6) at Church Court, Clayton Avenue Manchester, as shown in the submitted details and plan.

These trees are prominently located within the frontage of the property immediately adjacent to the junction of Clayton Avenue and Clothorn Road, are considered to be of high amenity value, in good health with no obvious signs of disease or die back, and highly visible to and enjoyed by both visitors and occupiers of surrounding properties, in particular on Clayton Avenue and Clothorn Road and to vehicular and non vehicular passers by. These trees are also considered to be an important element in the Clayton Avenue/Clothorn Road street scene in particular and make a valuable contribution to the wider urban landscape value of the surrounding area.

Whilst it is acknowledged that the reasons given for the proposed pruning works, to provide more light to dwellings and to reduce overhang on the adjacent properties, require due consideration, as these trees are considered to be of high amenity value and the City Arborist has advised the proposed pruning would have a very significant reduction in the amenity value of the trees, there is not considered to be sufficient justification to support these works that outweigh the contribution these valuable tree make to the area.

The City Arborist has advised in their report that a 2-3m complete crown reduction will provide minimal benefit to the residents as the proposed pruning work will cause the trees to form a denser crown, which will result in time even less light through the canopy, and have proposed alternative pruning works but these have not been accepted by the landowner.

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.

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.

However, consent for the following work is **refused**:

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