



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mrs Fereshteh Nazaripour
10 Malvern Grove
Manchester
M20 1HT

Date: 11 July 2023

Dear Sir/Madam,

Application No: 136897/TPO/2023

Intent to carry out works to trees protected by a Tree Preservation Order at 10 Malvern Grove, Manchester, M20 1HT

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 Lime tree adjacent to 10 Malvern Grove, 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 Malvern Grove and to vehicular and non vehicular passers by. This Lime tree is also considered to be an important element in the Malvern Grove 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 tree roots within the drainage system, damage to a neighbouring chimney, lifting of the pavement and overshadowing of property, require due consideration, as this tree is considered to be of high amenity value and has no obvious signs of disease or die back and the issues outlined can be alleviated through appropriate tree management works and repair of the drainage system to prevent leaks which will subsequently attract tree root systems, it is not considered that there is sufficient justifications for felling that 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#