



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Paul Hampson
Manchester South Garden Services
Keepers Cottage
Sunbank Lane
Manchester
WA15 0PX

Date: 8 August 2023

Dear Sir/Madam,

Application No: 137535/TCA/2023

Intent to carry out works to trees at Norden , Ford Lane, Manchester, M22 4NQ

Further to your request to carry out works to trees located at the above address. We have considered your application and **cannot grant consent for the work** for the following reason(s):

Consent is hereby REFUSED for the proposed felling of mature Pine tree at Norden, Ford Lane, 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 Copper Beech Close and to vehicular and non vehicular passers by. This Pine tree is also considered to be an important element in the Copper Beech Close 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 location too close to dwellings, root system causing upheaval, dead limbs causing potential danger to the public, require due consideration, as this tree is considered to be of high amenity value and has no obvious signs of disease or die back, it is not considered that there is sufficient justification to outweigh the contribution this valuable tree makes to the area.

The tree(s) is/are now covered by a provisional Tree Preservation Order(s) and you should have received a copy of the order(s). Should you wish to discuss this matter any further please contact John Kelsey.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

