



MANCHESTER
CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Nabeel Zafar
76 Clinton Avenue
Fallowfield
Manchester
M14 7LG

Date: 3 July 2023

Dear Sir/Madam,

Application No: 136803/TPO/2023

Intent to carry out works to trees protected by a Tree Preservation Order at 76 Clinton Avenue, Manchester, M14 7LG

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 a London Plane in the front garden of 76 Clinton Avenue, 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 Clinton Avenue and to vehicular and non vehicular passers by. This London Plane tree is also considered to be an important element in the Clinton Avenue street scene in particular, part of London Plane front garden planting within the street 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 root damage in drains, bird droppings, excessive leaf fall, overhanging property and difficulties in parking cars in front garden all 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, 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#