



Mrs Renette Goldstone
166 Bury Old Road
Manchester
M7 4QY

Date: 22 December 2022

Dear Sir/Madam,

Application No: 135489/TPO/2022

Intent to carry out works to trees protected by a Tree Preservation Order at 166 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 Sycamore at 166 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 Sycamore 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 reported maintenance issues with leaf and debris fall require due consideration, these are considered to be general ongoing maintenance issues associated with the majority of trees. 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 installing of gutter protection, 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#