



Mr Andrew Lines
15 Ashfell Court
35 Edge Lane
Manchester
M21 9HE

Date: 30 June 2022

Dear Sir/Madam,

Application No: 131146/TPO/2021

Intent to carry out works to trees protected by a Tree Preservation Order at Ashfell Court, 35 Edge Lane, Chorlton, Manchester, M21 9HE

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 3x Silver Birch trees at Ashfell Court, Edge Lane, Chorlton,, as shown in the submitted details, drainage report and plan.

These trees are considered to be of high amenity value, in good health and visible to and enjoyed by both visitors and occupiers of Ashfell Court and to vehicular and non vehicular passers by. These Silver Birch trees are also considered to be an important element in the Edge Lane street scene in particular, located in a prominent position within the front garden area and make a valuable contribution to the wider urban landscape value of the surrounding area.

Whilst it is acknowledged that the reasons given for felling these trees, including issues around ongoing maintenance, over shadowing, roots in drainage system 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 pruning works and repair of the drainage system, as advised during a site meeting and in writing,, these are not considered to be justifications for felling that outweigh the significant contribution these valuable trees make both within the grounds of Ashfell Court and surrounding area.

The City Council, as local planning authority, would welcome a further application that looked at alternative works to removal of the 3x Silver Birch trees, in line with advice given.

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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing#