Outlook

Re: 145193/TPO/2026 - 2 Holly Royde Close, M20 3HR

From John Kelsey <john.kelsey@manchester.gov.uk>
Date Fri 2/27/2026 3:04 PM
To Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
Cc Caroline Berresford <caroline.berresford@manchester.gov.uk>; Anthony Curtis <Anthony.Curtis@manchester.gov.uk>

Hi Anthony, thanks for your report. As this tree is included within a wider TPO there is a legal duty on the landowner to replant with a replacement the tree (and the new tree becomes included in the TPO), and we will make a recommendation on size, species, location. We can agree not to require replanting, typically when site conditions do not allow for new tree planting.

I have visited the site myself and could see this Pine tree, growing close proximity to the house and its canopy spreading across the front elevation and roof. There are 2 larger Pine trees close by and expect they will be able to grow and enjoy the new space following removal. Can you confirm that on this occasion a replacement tree will not required to be replanted.

Best regards, John

John Kelsey
Senior Planner
Urban Design and Conservation
Planning, Building Control and Licensing
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From: Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
Sent: Friday, February 27, 2026 12:40 PM
To: John Kelsey <john.kelsey@manchester.gov.uk>
Cc: Caroline Berresford <caroline.berresford@manchester.gov.uk>; Anthony Curtis <Anthony.Curtis@manchester.gov.uk>
Subject: Fw: 145193/TPO/2026 - 2 Holly Royde Close, M20 3HR

FYI

Rudi Farghaly
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Ground Technical
Neighbourhoods
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From: Anthony Curtis <Anthony.Curtis@manchester.gov.uk>
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Subject: 145193/TPO/2026 - 2 Holly Royde Close, M20 3HR

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T1) Small Pine tree Approx 8m high resting on the house. The tree has outgrown its space and is heavily supressed in habit by the two large trees. Permission is sought for removal to prevent damage to the house and make space for the existing trees.

We would have no objection to the removal of the Pine for the justifications stated in the proposal.

Please note that this approval applies only to the small pine tree. The two larger neighbouring trees are not approved for felling and must remain unaffected by the works.

Anthony Curtis

Trainee Tree Officer

Grounds Technical, Neighbourhoods

Hooper Street Depot

Manchester M12 6LA

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