MANCHESTER CITY COUNCIL

Planning

John Kelsey
Telephone: 0161 234 4597
john.kelsey@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Glenn Kay
AST Ltd
Haresteads Farm
Lyme Park
Disley
SK12 2NT

Date: 23 January 2026

Dear Sir/Madam,

Application No: 144774/TPO/2025
Intent to carry out works to trees at St Johns Gardens Estate Between Camp Street, Tonman Street And, Longworth Street, Manchester, M3 4FG

Further to your request to carry out works to trees located at the above address, the City Council's arboricultural staff visited the site and inspected the trees. With reference to their advice, consent is hereby **granted** for the following work:

The City Council have no objections to the proposed pruning and felling works to trees at St Johns Gardens Estate, Manchester, as indicated in the submitted details and plan.

To mitigate against the loss of these trees and to maintain both tree canopy cover and the character of the conservation area it is recommended that a replacement tree strategy is implemented. The details of the strategy, including tree species, size, location and time of planting in the tree planting season (October - March) should be agreed between the land owner and the arboricultural contractor contracted to carry out the agreed works.

All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

In accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012 (as amended), this consent is granted for a period of two years from the date of this letter.

Should you wish to discuss this matter any further please contact John Kelsey.

Yours faithfully,

Julie Roscoe