MANCHESTER CITY COUNCIL
Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) and/or Notification of Proposed Works to Trees in a Conservation Area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number: 10

Suffix:

Property Name:

Address Line 1: William Lunt Gardens

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 9PB

Description of site location must be completed if postcode is not known:

Easting (x): 381157

Northing (y): 393921

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is

(for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Applicant Details

Name/Company

Title

Ms

First name

Johanna

Surname

Pilgrim

Company Name

Green and Wood Garden Design

Address

Address line 1

28 Belwood Road

Address line 2

Address line 3

Chorlton

Town/City

Manchester

County

Country

Postcode

M21 9FN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Ms

First name

Johanna

Surname

Pilgrim

Company Name

Green and Wood Garden Design

Address

Address line 1

28

Address line 2

Belwood Road

Address line 3

Town/City

Manchester

County

Country

Postcode

M21 9FN

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

◯ Yes
⊘ No

Are you wishing to carry out works to tree(s) in a conservation area?

⊘ Yes
◯ No

Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order.

A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for the question 'Identification of Tree(s) and Description of Works')?

⊘ Yes
◯ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Preliminary Arboricultural Assessment_10 William Lunt Gardens_2029.01
10 William Lunt Masterplan
Photo's WLT1 and WLT2

Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out

The 2 trees are both Limes and have been assessed by a qualified arboriculturalist, commissioned by the client to produce a Preliminary Arboricultural Assessment.
The trees both sit behind slatted fencing (installed by the site developer when the houses were built around 10 years ago.) T1 sits within the clients boundary, T2 sits within the neighbouring garden.
The existing retaining wall (wooden sleepers shown in WLT1 and WLT2 photo's) was installed during the building of the new development and sits at the required limit of the RPA. This retaining wall sits at 600mm high (from the existing ground level) in front of the clients rear doors with steps down from this upper level situated to the right hand side of the garden.
My client has 2 young children and the height of the upper garden level presents a hazard (having no balustrade or restraint) as well as prohibiting ease of use to the upper garden area.
Our proposal is to remove the sleeper wall and change to steps to create easier and safer accessibility to the main garden area.
Currently the upper garden area is laid to hard landscaping including; artificial turf, porcelain paving, a softwood deck (delapidated) and slate chippings. We are proposing to remove the existing and relay surfacing, using; clay pavers, stone paving and staggered planting borders.
We are hoping to minimise any additional excavation to the landscaped areas by reusing the existing sub-bases (if they are suitable) and where excavation would be required to implement our proposed plan (to install the upright timber feature archway and mini pergola for the use of a swing seat) any digging would be by hand and kept to the minimum possible to achieve the elements of the plan.
All works will be carried out by hand to minimise disruption to tree roots.
Our proposal also covers the removal of the existing slatted fencing (now in poor condition) and the erecting of new fencing (in vertical slatted sections) on smaller posts than existing fence posts (90X90mm) at intervals.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see below for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) – Whole crown reduction to 12m above ground level, to provide sufficient clearance to property.

Sketch plan requirements

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
  - mark and name surrounding roads
  - sketch in buildings, including adjoining properties
  - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work and identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
  - marking all trees on the plan, but only numbering those to which you want to carry out work
  - showing the approximate distance between the application tree(s) and buildings
  - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Tree Ownership

Is the applicant the owner of the tree(s)?

- [x] Yes
- [ ] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Johanna Pilgrim

Date

15/02/2026