



Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Steve Canham
21 Lincoln Avenue
Manchester
M32 9TU

Date: 13 November 2025

Dear Sir/Madam,

Application No: 144308/TCA/2025

Intent to carry out works to trees at Ashfield Lodge Bungalow, 227 Palatine Road, Manchester, M20 2UD

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:

Consent is given for the revised proposed pruning works to a Beech (T1) incorporating a maximum 3m lateral reduction on the property side only, a 2-3m lateral reduction to Sycamore (T2) on the highway side only and pruning of Horse Chesnut (T3) incorporating a crown lift of 3m and a maximum reduction of 2m of a low extended limb over the adjacent golf course on land at and adjacent to Ashfield Lodge, 227 Palatine Road, Manchester.

Consent should be sought from the landowner before works to trees commences.

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
Director of Planning, Building Control & Licensing

