MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Mr Adam Dinsdale
ProArb Tree Services
25 Hartington Road
High Lane
Stockport
SK6 8BZ

Date: 27 November 2025

Dear Sir/Madam,

Application No: 144357/TPO/2025
Intent to carry out works to trees protected by a Tree Preservation Order at 2 Chatsworth Grove, Manchester, M16 8GY

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 Pine T1 at 2 Chatsworth Grove, Manchester, as shown in the submitted details, report and plan.

This tree is considered to be of high amenity value, in good health and visible to and enjoyed by both visitors and occupiers of surrounding properties, in particular on Chatsworth Grove and Victoria Rd, Manchester and to vehicular and non vehicular passers by. This Pine tree is also considered to be an important element in the Chatworth Grove and Victoria Road street scene in particular, located in a prominent postion within the frontage garden area and makes a valuable contribution to the wider urban landscape value of the surrounding area.

Whilst it is acknowledged that the reasons given for felling this tree, its roots are causing significant lifting of the footpath and damaging a dwarf brick boundary wall, 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 rebuilding the wall using a lintel and following agreement with the City Council some minor surface root pruning, these are not considered to be significant justifications for felling that outweigh the contribution this valuable tree makes to the area.

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.

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,

Julie Roscoe
Director of Planning, Building Control & Licensing#