



**Planning**

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Date: 22 January 2026

Dear Sir/Madam,

**Notification of proposed works to trees within a Conservation Area**

**Application No:** 144261/TCA/2025

**Description:** T1 Maple -Reduce crown by 1.5 metres in order to gain more light.

**Location:** 12 Sandileigh Avenue, Manchester, M20 3LW

Further to your recent application, I can confirm that the six-week notification period under Section 211 of The Town & Country Planning Act 1990 (as amended) expired on 26 November 2025 and therefore the works detailed above can be carried out as they have gained deemed consent.

This consent remains valid for a period of two years, subject to any subsequent actions taken to protect the trees under The Town & Country Planning (Tree Preservation) (England) Regulations 2012 (as amended).

If you have any further queries in relation to this matter, please contact John Kelsey using the details above.

Yours faithfully,

Julie Roscoe  
Director of Planning, Building Control & Licensing