MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Mr Stuart Morse
Beech Road (Chorlton) Management Co. Ltd
C/o Scanlan Property Management LLP
123-125 Beech Road
Manchester
M21 9EQ

Date: 22 January 2026

Dear Sir/Madam,

Notification of proposed works to trees within a Conservation Area
Application No: 144314/TCA/2025
Description: Works to tree - proposed removal of a Rowan.
Location: The Forge, 123 - 125 Beech Road, Manchester, M21 9EQ

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 2 December 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