MANCHESTER CITY COUNCIL

Planning

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P O Box 532 Town Hall
Manchester M60 2LA

Mr Simon Manning
Albert Bowling Club Limited
39-41 Old Lansdowne Road
Manchester
M20 2PA

Date: 28 November 2025

Dear Sir/Madam,

Application No: 144560/TCA/2025
Intent to carry out works to trees at Albert Bowling Club, 39 - 41 Old Lansdowne Road, Manchester, M20 2PA

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:

The City Council have no objections to the proposed removal of a dead Sycamore tree from the Albert Bowling Club, Old Lansdowne Road, Manchester, as indicated in the submitted details and plan.

To mitigate against the tree loss and to maintain both the character of the conservation area and its tree canopy cover it is recommended that a replacement tree is replanted and a native tree such as a holly, yew or birch would be a suitable species.

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