
Re: 85 Manley Road TPO Request.

From Rudi Farghaly <rudi.farghaly@manchester.gov.uk>

Date Mon 11/10/2025 9:40 PM

To John Kelsey <john.kelsey@manchester.gov.uk>

Cc Caroline Berresford <caroline.berresford@manchester.gov.uk>

Good evening John,

I have visited 11a Cresswell Grove.

I have sounded the tree to check for any internal decay and assessed the trees overall condition.

I can confirm that the tree is a prominent feature on the road and offers high visual amenity value.

The customer has expressed concerns regarding their cars being damaged by bird dropping and whilst I do not have the perfect solution for this issue, I would suggest possibly carrying out a lateral branch reduction over the driveway.

The customer mentions lack of natural light, however, during my assessment, I would suggest there was plenty of distance from the nearest part of the tree to the customers property.

The base of the tree has some kind of chicken wire wrapped around it, I think this would be easily removable without causing any issue with the tree.

The root disturbance on the highway will be addressed by the highways team asap.

I have discussed with Noel and we both believe this tree would be worthy of TPO status if necessary.

Rough measurements

Height - 14m

DBH - 55cm

Crown spread - 9m



Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
Phone Ext / Int - 0161-219-2099 / 32099

From: John Kelsey <john.kelsey@manchester.gov.uk>
Sent: 10 November 2025 11:16 AM
To: Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
Subject: Fw: 85 Manley Road TPO Request.

Hi Rudi,

Did you manage to look at this on Friday? If so could you send over your report with location plan and I can get the ball rolling.

Sorry to hassle but if you can get 11a Cresswell Grove report over asap that would be really helpful as 6 week deadline coming up.

Thanks, John

Thanks, John

John Kelsey
Senior Planner
Urban Design and Conservation
Planning, Building Control and Licensing
Growth and Development

Tel: 0161 234 4597
email: john.kelsey@manchester.gov.uk

Postal Address - Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA
Location address: Town Hall Extension, Level 6

From: John Kelsey <j.kelsey@manchester.gov.uk>
Sent: Wednesday, October 4, 2017 5:17 PM
To: Rudi Farghaly <r.farghaly1@manchester.gov.uk>
Subject: Re: 85 Manley Road TPO Request.

Hi Rudi,

yes, please proceed with your survey report and plan showing location of tree and I will look to make a TPO.

Thanks, John

John Kelsey,
Senior Planner, Urban Design and Conservation,
Growth and Neighbourhoods Directorate,

Tel 0161 234 4597
Internal 801 34597
email j.kelsey@manchester.gov.uk
www.manchester.gov.uk

I♥MCR

POSTAL ADDRESS: Manchester City Council, P.O. Box 532, Town Hall, Manchester M60 2LA

Location address: Town Hall Extension, Level 6

On 3 October 2017 at 15:29, Rudi Farghaly <r.farghaly1@manchester.gov.uk> wrote:
Hi John,

[TPO Request for 85 Manley Road.](#)

I went out to meet a customer who is concerned that his Scots Pine is under threat from his neighbour. The customer was very passionate about the tree and explained the tree was one of the main reasons for buying the house.

The customer is concerned that after a number of conversations with his neighbour, he may return home one day to find the tree has has one side removed.

The Pine is not in the conservation area.

I believe this tree has the necessary criteria for TPO status.

If you are happy to proceed with the TPO I will submit the measurements and attach the photos I took while on site.

Rudi Farghaly
Public realm
Neighbourhood Officer (Arboriculture)
Growth & Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
07576068510
0161-219-2099

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
