



**Planning**

John Kelsey  
Telephone: 0161 234 4597  
john.kelsey@manchester.gov.uk

P O Box 532 Town Hall  
Manchester M60 2LA

Miss Joanne Stubbs  
66 High Bank  
Manchester  
M18 8UL

Date: 13 November 2025

Dear Sir/Madam,

**Application No:** 144128/TCA/2025

**Intent to carry out works to trees at 66 High Bank, Manchester, M18 8UL**

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 pruning works to an Ash tree (T1) and a removal of a Hawthorn tree (T2), at 66 High Bank, Manchester, as indicated in the submitted details and plan.

All pruning cuts should be made distal from the unions pictured bellow in accordance with BS 3998, leaving a final height of 12m and it is recommend tidying up the wound where a limb has previously failed.

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

