

## **Town & Country Planning (Tree Preservation) (England) Regulations 2012 (as amended)**

### **Refusal of consent for works under Regulation 16**

#### **Part 1 – Particulars of the application**

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**Proposal:**

Proposed felling of T1. Lime adjacent to Palatine Road

**Location:**

1 Larke Rise Manchester M20 2UL

**Application reference:**

144451/TPO/2025

**Applicant:**

Lauren Dodd

**Date of application:**

05 November 2025

#### **Part 2 – Particulars of decision**

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Manchester City Council gives notice that consent has been **refused** for the works referred to in Part 1 for the following reason(s):

- 1) This Lime tree is considered to be of high amenity value, in good health, highly prominent on a main radial route, and enjoyed by both visitors to and occupiers of surrounding properties, in particular on Palatine Road and to vehicular and non vehicular passers by. This Lime tree is also considered to be an important element in the Palatine Road street scene and makes a valuable contribution to the wider urban landscape value of the surrounding area. Whilst it is acknowledged that the reasons given for felling this tree requires due consideration, that the tree has caused a distortion in the adjacent boundary wall, and the tree has not got a long term future and needs to be felled on health and safety grounds, the requested supporting structural engineers report, and revised copy received 30 April 2026, have not provided as requested an options analysis that explored potential alternative options that could potentially retain the tree and repair the wall. The submitted structural survey report is not considered to provide sufficient evidence to justify that the only option available is to fell this tree of high amenity value. The City Arborist have offered to attend a site meeting when agreed exploratory works would be carried out to remove a small area of the affected wall. These works would have been undertaken in order to further understand the relationship of the tree to the adjacent wall, and if the option is available, explore and potentially agree alternative works that could retain both the Lime tree and the repaired boundary wall. The offer of this meeting has not been accepted and in the absence of requested on site evidence or the options analysis within the structural survey report, it is not considered the reason for the proposed felling of this Lime tree is a sufficient justification to outweigh the important contribution this valuable tree makes to the area.

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Signed:

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

## Notes

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1. If you disagree with our decision, you can appeal to the Secretary of State within 28 days from the date you receive this decision. Details of how to appeal and the form to use are available on the gov.uk website at: [www.gov.uk/appeal-decision-about-tree-order/how-to-appeal](https://www.gov.uk/appeal-decision-about-tree-order/how-to-appeal)