Katie Raw

From: [redacted]
Sent: 20 February 2026 13:17
To: Katie Raw
Cc: [redacted]
Subject: 144830/FO/2025 - Former Levenshulme Cricket Club Elsa Road Manchester M19 3JE

Follow Up Flag: Follow up
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Good afternoon,

144830/FO/2025 - Former Levenshulme Cricket Club Elsa Road Manchester M19 3JE

T59) Eucalyptus – removal

Having reviewed and conducted a VTA, I noted that this is a high value specimen located outside the boundary of the development site. The tree offers a positive contribution to the wider landscape and upon completion of this proposed development, the tree will provide much needed, established green infrastructure to this site.

Given that the tree is off site, we would request that the proposed encroachment is minimised via the used of modern building techniques.

To fully assess the justification for the proposed removal and ensure all viable design alternatives have been exhausted, please could the applicant provide an explanation as to:

- The percentage of the encroachment into the RPAs.

- Why the layout cannot be amended (e.g. minor re-alignment of the property's) to accommodate the tree and avoid conflict with the RPA.

- Why alternative solutions, such as pile and beam foundation, have not been considered to ensure retention of the tree.

T8) Sycamore – removal

The tree, although bifurcated, provides visual amenity value and contributes to the existing established boundary tree line.

Please can the applicant clarify what specific impact T8 has on the proposed design that prevents its retention, given that other similar boundary trees have been successfully incorporated into the layout?

I can confirm that we would have no objections to the rest of the site proposals subject to the AIA being strictly adhered to.

Kind regards

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