MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Consent for works under Section 211

Part 1 – Particulars of the notification

Proposal:

Works to tree - proposed felling of a Pine tree and replant.

Location:

1 Blackburn Gardens Manchester M20 3YH

Application reference:

NOT-2026-000455

Applicant:

Dr Jesus Menendez Amigo ZE Passivhaus Services Ltd

Date of application:

22 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that consent has been **granted** for the following works referred to in Part 1:

1) The City Council have no objections to the proposed removal of a Pine tree from 1 Blackburn Gardens, Manchester, as indicated in the submitted details and plan on the basis that a replacement tree is replanted within the curtilage of the property. A suitable replacement would be an ornamental tree tree such as a magnolia or flowering cherry and should be planted in the next growing season (October - March) following removal.

Subject to the following conditions:

Condition(s) attached to this decision

3) 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.

The following information is also brought to the applicant's attention.

Informatives

BS 3998:2010 Tree Standard Work

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.

Date: 09 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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