

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

Consent for works under Regulation 16

Part 1 – Particulars of the application

Proposal:

Works to tree - proposed felling of Beech tree in front garden.

Location:

168 Bury Old Road Manchester M7 4QY

Application reference:

145521/TPO/2026

Applicant:

Mr Aslan Yasdanpanah Dream Homes Construction

Date of application:

25 March 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:

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Subject to the following conditions:

Condition(s) attached to this decision

- 1) Consent is granted for the proposed removal of a Beech tree within the front garden of 168 Bury Old Road, Manchester, on the basis that a replacement tree is replanted. There is a statutory duty on the landowner to replace a tree protected by a Tree Preservation Order, and the replacement tree should be a native deciduous such as an Oak, Lime or Silver Birch and planted within the frontage of the property within the next tree planting season (October - March) following removal
- 2) 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.
- 3) 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:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing

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