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 removal of a dying and diseased holly tree (possibly Ilex Aquifolium)

Location:

St James Church Stenner Lane Manchester M20 2RQ

Application reference:

NOT-2026-000652

Applicant:

Dr Louise Smail St James and Emmanuel

Date of application:

10 June 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 tree works at St James Church, Stenner Lane, Manchester, as indicated in the submitted details and plan.

   To mitigate against loss of trees and its impact on tree canopy cover and the character of the conservation area it is recommended that 2 replacement trees should be replanted.

Subject to the following conditions:

Condition(s) attached to this decision

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

Informatives

TIME08 - Timescale - Tree work standard 2 years

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: 13 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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