MANCHESTER CITY COUNCIL

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 T1 - Beech tree to have the lowest 2 limbs over the road to be reduced by 2m.

Location:

18 Culross Avenue Manchester M40 3SD

Application reference:

OTH-2026-000380

Applicant:

Geraldine Hulston

Date of application:

16 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) Consent is given for the proposed pruning works to the Beech tree (T1) at 18 Culcross Road, Manchester, as indicated in the submitted details and plan

Subject to the following conditions:

Condition(s) attached to this decision

1) 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: 22 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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