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 tree - proposed felling of an Ash tree.

Location:

2 Stanton Avenue Manchester M20 2PG

Application reference:

OTH-2026-000872

Applicant:

Mrs Elisabeth Lee

Date of application:

20 July 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 the proposed felling of an Ash tree at 2 Stanton Avenue, Manchester, as indicated in the submitted details and plan, on the basis that a replacement tree is replanted.

   The replacement tree should be a native species, a Oak, Beech or Scots Pine would be appropriate, and planted in a sinilar location, in the planting season (October - February) following removal.

Subject to the following conditions:

Condition(s) attached to this decision

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.

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: 11 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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