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 pruning works to flowering plum in front of property or felling

Location:

72 Claude Road Manchester M21 8DF

Application reference:

OTH-2026-000753

Applicant:

Mr Derrick Latchford

Date of application:

22 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 either pruning works incorporating the removal of deadwood from a flowering plum tree and monitoring its recovery, or given that the tree is in decline its complete removal, from the front garden of 72 Claude Rd, Manchester, as indicated in the submitted details and plan.

   If the options is taken to remove the tree, to mitigate against the loss of this tree and to maintain both tree canopy cover and the character of the conservation area it is recommended that a replacement tree is replanted and a ornamental tree such as a magnolia or flowering cherry would be a suitable species.

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