MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Deemed Consent for works under Section 211

Part 1 – Particulars of the notification

Proposal:

Works to tree - revised works incorporating proposed root pruning of a Saphora Japonica Tree (TP20) on St Peter's Square Outbound Platform.

Location:

ST PETER'S SQUARE TRAM STATION ST PETER'S SQUARE MANCHESTER

Application reference:

NOT-2026-000193

Applicant:

Mr David Phillips

Date of application:

05 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that that the six-week notification period under Section 211 of The Town & Country Planning Act 1990 (as amended) has expired and therefore the works referred to in Part 1can be carried out as they have gained **deemed consent**.

Condition(s) attached to this decision

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