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 trees - proposed felling of T1 Holly, T2 Holly, H3 Privet fell and R4 Poplar regen remove.

Location:

1 Burlin Court 4 Dudley Road Manchester M16 8FN

Application reference:

NOT-2026-001161

Applicant:

Great Places Housing Group

Date of application:

28 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) The City Council have no objections to the proposed tree removals at Burlin Court, 4 Dudley Road, Manchester as indicted in the submitted details and plan.

   To mitigate against the loss of these trees and to maintain, biodiversity, tree canopy cover and the character of the conservation area it is recommended that repelacement planting is undertaken using a native hedge species, such as hawthorn, blackthorn, hazel, field maple or holly.

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: 27 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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