MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Deemed Consent for works under Section 211

Part 1 – Particulars of the notification

Proposal:

T1 - Portuguese Laurel in rear garden - reduce by 1-25mts, and bring width in by 1m to give a bell shape; T2 - Multi stemmed holly in front garden, roadside. Reduce by approximately 1.5 mts and shape.

Location:

28 Park Avenue Manchester M19 2EE

Application reference:

145151/TCA/2026

Applicant:

Mr Leo Woodfelder Woodfelder Tree Care Limited

Date of application:

09 February 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 1 can be carried out as they have gained **deemed consent**.

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: 19 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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