Outlook

RE: PLA-2026-000731 - Old Hall Drive Academy, Old Hall Drive, Gorton & Abbey Hey ward

From Sam Rockall <S.Rockall@lmm-ltd.co.uk>
Date Wed 02/09/2026 11:44
To Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Cc Planning <Planning@manchester.gov.uk>

3 attachments (571 KB)

Old Hall drive Safeguarding-001 - Existing Site Plan.pdf; Old Hall drive Safeguarding-002-Proposed Site Plan.pdf; Old Hall drive Safeguarding-003- Proposed Elevations.pdf;

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Hi Harriet,

Further to my email below and following our previous conversations, I can confirm I have made some amendments to the application and tighten the information provided to arboriculturists.

The proposed drawings and fence line have been amended in further consideration of disturbance to adjacent tree's and plantation. The new fence line will now be very marginally offset behind the existing stone copings positioned on the existing fence line. There will also be an area of maintenance/space adjacent to the neighbouring boundary/party wall. An additional 1.8m wide pedestrian gate is also proposed to upkeep general maintenance here.

The Client has also requested that the fence should be 3m high to reduce the risk of intrusion and powder coated blue to match the adjacent school fence. I have amended descriptions to reflect this.

In terms of arboriculture information not much has changed… I have added in red where I have added some further notes and photos.

Hi Harriet,

I had a full walk along the proposed fence line, it's currently very overgrown so I did have difficulty accessing and viewing certain sections although I managed to capture and identify the relevant information.

***Photo 1 and 2** shows smaller self-seeded broadleaf trees growing directly adjacent to the existing fence line. It is anticipated that approximately 5-10 of these will require either removal or cutting back where necessary to facilitate the installation of the replacement fence.*




***Photo 3 and 4** shows the only affected larger established tree's that are located immediately adjacent to the existing boundary. These tree's will require removal due to the proposed location of the new fence line.*

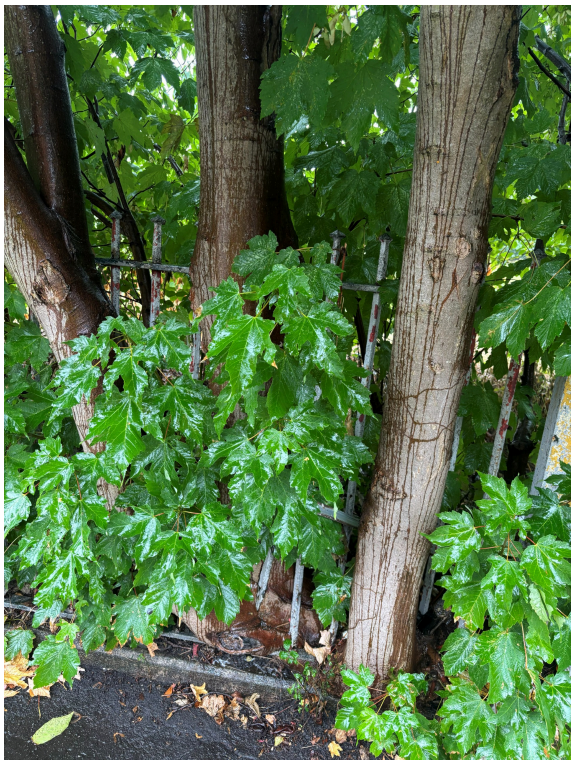



***Photo 5 and 6** show mature broadleaf tree's and surrounding overgrowth. These tree's can be retained, with works limited to the cutting back of surrounding vegetation where required to facilitate installation and future maintenance of the fence.*





The proposed fence comprises individual posts set at maximum 3-metre centres with localised concrete foundations measuring approximately 500mm x 500mm x 700mm deep. Consequently, excavation will be limited to isolated post locations rather than continuous trenching. Wherever practical, vegetation clearance will be restricted to the minimum necessary.

Where excavations are required in close proximity to retained trees, excavations will be undertaken carefully and post locations adjusted where practicable to avoid significant roots and minimise disturbance within the root protection areas of retained trees.

Hope this answers any questions, happy to comment further If needed.

Kind Regards,

Sam Rockall BSc (Hons)

Building Surveyor
Lancaster Maloney Martin

w: www.lmm-ltd.co.uk
e: s.rockall@lmm-ltd.co.uk

Manchester
Unit 6, Station View, Rhino Court, Stockport, SK7 5ER

0161 477 3500

manchester@lmm-ltd.co.uk

Liverpool
Edward Pavilion, Royal Albert Dock, Liverpool, L3 4AF

0151 452 5505

liverpool@lmm-ltd.co.uk

Leicester
3rd Floor, St. George's House, 6 St George's Way, Leicester, LE1 1QZ

0116 478 2445

leicester@lmm-ltd.co.uk

London
145 City Road, Hoxton, London, EC1V 1AZ

020 3781 1338

london@lmm-ltd.co.uk

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From: Sam Rockall
Sent: 28 August 2026 16:53
To: 'Harriet Aidoo' <harriet.aidoo@manchester.gov.uk>
Subject: RE: PLA-2026-000731 - Old Hall Drive Academy, Old Hall Drive, Gorton & Abbey Hey ward

Hi Harriet,

I've not heard back in a while. Assuming you might need an extension of time whilst these discussions are underway, as September 1st was mentioned within the acknowledgment letter.

Following further review and consideration. I've been considering slightly amending the fence line to minimise disturbance along the elevation with neighbouring properties. I'd be happy to grant an extension of time if you can give me a bit of a clearer picture of timescales to follow and anything else you might need from myself.

I can send you a revised drawing and more clearly defined scope/impact assessment by Wednesday if this would be helpful.

Have a good weekend!

Kind Regards,
Sam Rockall BSc (Hons)

Building Surveyor
Lancaster Maloney Martin

w: www.lmm-ltd.co.uk
e: s.rockall@lmm-ltd.co.uk

Unit 6, Station View, Rhino Court, Stockport, SK7 5ER	Edward Pavilion, Royal Albert Dock, Liverpool, L3 4AF	3rd Floor, St. George's House, 6 St George's Way, Leicester, LE1 1QZ	145 City Road, Hoxton, London, EC1V 1AZ
0161 477 3500	0151 452 5505	0116 478 2445	020 3781 1338
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From: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Sent: 11 August 2026 13:52
To: Sam Rockall <S.Rockall@lmm-ltd.co.uk>
Subject: Re: PLA-2026-000731 - Old Hall Drive Academy, Old Hall Drive, Gorton & Abbey Hey ward

Thank you for the email Sam.

I will update Arboriculture officers regarding the information you have provided and aim to come back to you after that.

Best Wishes,

_____
Harriet Aidoo (Assistant Planning Officer)
Manchester City Council, Planning Service - Growth and Development Directorate
Telephone: 0161 234 4532
Mobile: 07814 086041
Email: harriet.aidoo@manchester.gov.uk
(PLEASE NOTE, MY WORKING DAYS: Monday - Wednesday)

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Location Address: Floor 6, Town Hall Extension, Albert Square, Manchester M60 2LA (For satellite navigation systems, please use M2 5DB)

From: Sam Rockall <S.Rockall@lmm-ltd.co.uk>
Sent: 31 July 2026 17:24
To: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Subject: RE: PLA-2026-000731 - Old Hall Drive Academy, Old Hall Drive, Gorton & Abbey Hey ward

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Hi Harriet,

Apologies for the delay in getting back to you. I was on Annual Leave when you emailed me last week. I visited site again on Wednesday and had a full walk along the proposed fence line, it's currently very overgrown so I did have difficulty accessing and viewing certain sections although I managed to capture and identify the relevant information.

Photo 1 shows a group of smaller self-seeded broadleaf trees growing directly adjacent to the existing fence line. It is anticipated that approximately 5 of these will require either removal or cutting back where necessary to facilitate the installation of the replacement fence.



Photo 2 shows a larger established tree located immediately adjacent to the existing boundary on the public walkway. This tree is the most likely to be affected by the works and may require removal.



Photo 3 shows a mature broadleaf tree and surrounding overgrowth. At present, it is anticipated that this tree can be retained, with any works limited to the cutting back of surrounding vegetation where required to facilitate installation and future maintenance of the fence.



The proposed fence comprises individual posts set at maximum 3-metre centres with localised concrete foundations measuring approximately 500mm x 500mm x 700mm deep. Consequently, excavation will be limited to isolated post locations rather than continuous trenching. Wherever practical, vegetation clearance will be restricted to the minimum necessary.

Where excavations are required in close proximity to retained trees, excavations will be undertaken carefully and post locations adjusted where practicable to avoid significant roots and minimise disturbance within the root protection areas of retained trees.

Hope this answers any questions, happy to comment further If needed.

Kind Regards,
Sam Rockall BSc (Hons)

Building Surveyor
Lancaster Maloney Martin

w: www.lmm-ltd.co.uk
e: s.rockall@lmm-ltd.co.uk

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From: Harriet Aidoo <harriet.aidoo@manchester.gov.uk>
Sent: 22 July 2026 11:28
To: Sam Rockall <S.Rockall@lmm-ltd.co.uk>
Subject: PLA-2026-000731 - Old Hall Drive Academy, Old Hall Drive, Gorton & Abbey Hey ward

Dear Sam,

Re: Installation of 2.4m high fence following removal of existing low level fencing and gates

I can advise that I have received the comments from Arboriculture officers following consultation , of which, I would draw to your attention below:

Unfortunately we are going to have to object to the above application.

The tree document is not specific enough.

They are saying they will need to cut back and remove any trees to facilitate installation, but there's no specifics on which trees they are talking about.

The submitted impact assessment is not detailed enough to assess the impact on the trees .

We need an impact assessment that explains how much they are going to be digging or using machinery around the trees, including RPA (Root protection areas.)

There are a lot of trees that are worthy of TPO on this site, so it is important that we know the specifics of which ones they are removing.

On the basis of the above, if you could therefore review the comments and provide the required information for further assessment, thanks.

Best Wishes,

Harriet

_____

Mrs. Harriet Aidoo (Assistant Planning Officer)

Manchester City Council, Planning Service - Growth and Development Directorate

Telephone: 0161 234 4532

Mobile: 07814 086041

Email: harriet.aidoo@manchester.gov.uk

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