Outlook

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**Re: 15 Old Broadway, Manchester, M20 3DH - NOT-2026-001176**

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**From** Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
**Date** Tue 10/27/2026 1:24 PM
**To** John Kelsey <john.kelsey@manchester.gov.uk>

Good afternoon,

I had a great meeting with the residents of 15 Old Broadway and we discussed all options regarding the proposed pruning works to several trees across the site.

I had a close look at the proposals, most importantly, the Maple fronting the road.

The tree has a relatively sparse crown which is partially due to the neighbouring conifer and most likely due to the two hot summers we have had with periods of pro longed dry weather.

In addition to the above, the tree has a fork at 2m which is a potential weak point for this species, the fork is not currently a cause for concern, but it does take away some of the trees appeal. The tree appears to have been pollarded at around 7m at one stage of its life, however; the tree has responded relatively well to the pruning work.

The wall has been displaced, however; this appears to have been caused by the conifer trees.

To summarise, we would have no objection to the proposed pruning/ removal works.

The customer agreed to leave the Maple tree until last to see if their opinion changes when the neighbouring lesser valued trees are removed.

The customer wishes to re-plant along the boundary, however; I advised that they should do some research and decide what trees they would like to re-plant with, as this is completely down to personal preference.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
Phone Ext / Int - 0161-219-2099 / 32099

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**From:** Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
**Sent:** 15 October 2026 1:59 PM
**To:** john@musicalchairs.info <john@musicalchairs.info>
**Subject:** Re: 15 Old Broadway, Manchester, M20 3DH - NOT-2026-001176

Great! I will be there at 11am.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester  M12 6LA
Phone Ext / Int - 0161-219-2099 / 32099

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**From:** John Bradbury <john@musicalchairs.info>
**Sent:** 15 October 2026 12:53 PM
**To:** Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
**Subject:** Re: 15 Old Broadway, Manchester, M20 3DH - NOT-2026-001176

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Thank you, that's great. We'll see you then - please let me know a rough time if poss.
John
On 15/10/2026 12:51, Rudi Farghaly wrote:

> No problem at all.
>
> I am off work on Monday 19th, but I can do Tuesday 27th .
>
> Thank you for your patience regarding this matter.
>
> Kind regards
>
> Rudi Farghaly
> Neighbourhood Officer (Arboriculture)
> Ground Technical
> Neighbourhoods
> Room 4, Block D
> Hooper Street Depot
> Manchester  M12 6LA
> Phone Ext / Int - 0161-219-2099 / 32099
>
> ---
>
> **From:** John Bradbury <john@musicalchairs.info>
> **Sent:** 15 October 2026 12:41 PM
> **To:** Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
> **Subject:** Re: 15 Old Broadway, Manchester, M20 3DH - NOT-2026-001176
>
> You don't often get email from john@musicalchairs.info. Learn why this is important

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Thank you Rudi,
I'm afraid I'm at work on Tuesday. I wonder whether you have availability on Monday 19th or Monday 26th/Tues 27th/Wed 28th?
Many thanks,
John
On 15/10/2026 12:21, Rudi Farghaly wrote:

> Good morning,
>
> Apologies for the delay.
>
> Could we meet on Tuesday 20th at 11am?
>
> Kind regards
>
> Rudi Farghaly
> Neighbourhood Officer (Arboriculture)
> Ground Technical
> Neighbourhoods
> Room 4, Block D
> Hooper Street Depot
> Manchester M12 6LA
> Phone Ext / Int - 0161-219-2099 / 32099
>
> ---
>
> **From:** John Bradbury <john@musicalchairs.info>
> **Sent:** 15 October 2026 11:57 AM
> **To:** Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
> **Cc:** John Kelsey <john.kelsey@manchester.gov.uk>
> **Subject:** Re: 15 Old Broadway, Manchester, M20 3DH - NOT-2026-001176
>
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>
> Dear Mr Farghaly,
> Further to Mr Kelsey's email and my reply in September we would like to meet and discuss our options for managing our trees.
> Given the season we are keen to proceed as soon as possible and would be grateful for an appointment.
> Many thanks,
> John
> On 11/09/2026 13:03, John Kelsey wrote:
>
> > Hi John,

As discussed here is Rudi's contact details. He is copied into this email and happy to discuss further with you or if necessary meet you on site on return back into the UK.

Rudi, can you advise me of the outcome of any further discussions, thanks

Kind regards, John

John Kelsey
Senior Planner
Urban Design and Conservation
Planning, Building Control and Licensing
Growth and Development

Tel: 0161 234 4597
email: john.kelsey@manchester.gov.uk

Postal Address - Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA
Location address: Town Hall Extension, Level 6

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**From:** Rudi Farghaly <rudi.farghaly@manchester.gov.uk>
**Sent:** Friday, September 11, 2026 11:44 AM
**To:** John Kelsey <john.kelsey@manchester.gov.uk>
**Cc:** Caroline Berresford <caroline.berresford@manchester.gov.uk>
**Subject:** 15 Old Broadway, Manchester, M20 3DH - NOT-2026-001176

**15 Old Broadway, Manchester, M20 3DH - NOT-2026-001176**

The applicant has submitted the following proposals:

*A) Port Orford Cedar (Chamaecyparis lawsonia)*
*B) Japanese Red Cedar (Cryptomeria japonica)*
*C) Cappadocian maple (Acer cappadocicum Gled)*
*D) Japanese Red Cedar (Cryptomeria japonica)*
*E) Japanese Red Cedar (Cryptomeria japonica)*
*We want to fell the above trees and replace with more appropriate species.*
*Specifically:*

*Our rear neighbours at 28 Ferndene Road have complained that D) and E) are completely overshadowing their garden which we understand.*

*We want to replace these with Laurel which will afford privacy but not occlude their garden light.*
*A), B) and C) are causing our front wall to fail in several places, both due to roots and direct trunk contact. We want to replace these with fruit and cherry trees.*
*We value the diverse ecology that our existing trees are giving our garden and neighbourhood, especially with regard to the bird life and will replace them with suitable species.*

Part of the application involves trees with minimal amenity value, positioned in the rear garden and part of the applicant involves the removal of prominent trees in the from the of property.

Our suggestion, is to retain tree (C) - Maple.

A,B and C currently form quite an imposing group to the front of the property, however, removing A and B, would open of the front of the property and allow Tree (C), adequate space to grown and from a nice crown.

I believe that of the proposed removals, The Maple would be a big loss to overall characteristics of the road and should be retained if possible, without causing the wall to fail.

Suitable  replacement planting for the remainder of the site would be welcomed.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester  M12 6LA
Phone Ext / Int - 0161-219-2099 / 32099

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Tel: +44 (0)161 2820244
company number: 6199692 (registered in England and Wales)
VAT number: GB 933 3824 22

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