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 a Port Orford Cedar (Chamaecyparis lawsonia); 3x Japanese Red Cedar (Cryptomeria japonica); Cappadocian maple (Acer cappadocicum Gled) and replace with Laurel, fruit and cherry trees.

Location:

15 Old Broadway Manchester M20 3DH

Application reference:

NOT-2026-001176

Applicant:

Mr John Bradbury

Date of application:

03 August 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) Consent is given for the proposed tree works at 15 Old Broadway, Manchester, as indicated in the submitted details and plan. To mitigate against the loss of trees and to maintain the character of the conservation area and its tree canopy cover it is recommended that tree replanting is carried out and this can be of a size and species as determined by the landowner.

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: 29 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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