MANCHESTER CITY COUNCIL

Town & Country Planning (Tree Preservation) (England) Regulations 2012 (as amended)

Consent for works under Regulation 16

Part 1 – Particulars of the application

Proposal:

Works to trees - proposed pruning works to to oak tree on adjacent land.

Location:

59 Northumberland Way Manchester M22 4UG

Application reference:

OTH-2026-001809

Applicant:

Mr Ramzy Abu-Eda R.A.E Financial Services

Date of application:

29 September 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 pruning works to an Oak tree adjacent to 59 Northumberland Way, Manchester, as indicated in the submitted details and plan. The agreed works should only incorporate a lateral branch reduction to provide 3 - 4m clearance from the gable end of the property.

   It is advised to make the owner of the tree aware of the agreed works before carrying them out.

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: 02 November 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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