

5th Floor Barlow House, Minshull Street, Manchester, M1 3DZ

Tree Statement

January 2022

SOLVE
planning

- 1.1. This tree statement is prepared to support an application for full planning permission on behalf of Arden University for the following development at Barlow House:

Change of use at 5th floor level from office to flexible use for office (Use Class E) and education (Use Class F.1).

- 1.2. Barlow House is not located within a Conservation Area.
- 1.3. In association with the change of use, a cycle rack is proposed fronting Major Street to provide space for 42 cycles to comply with Policy CC5 of the Core Strategy 2012 – 2027 and promote sustainable forms of transport.
- 1.4. As shown at Figure 1, there are 4 no. existing trees within the property, fronting Major Street.

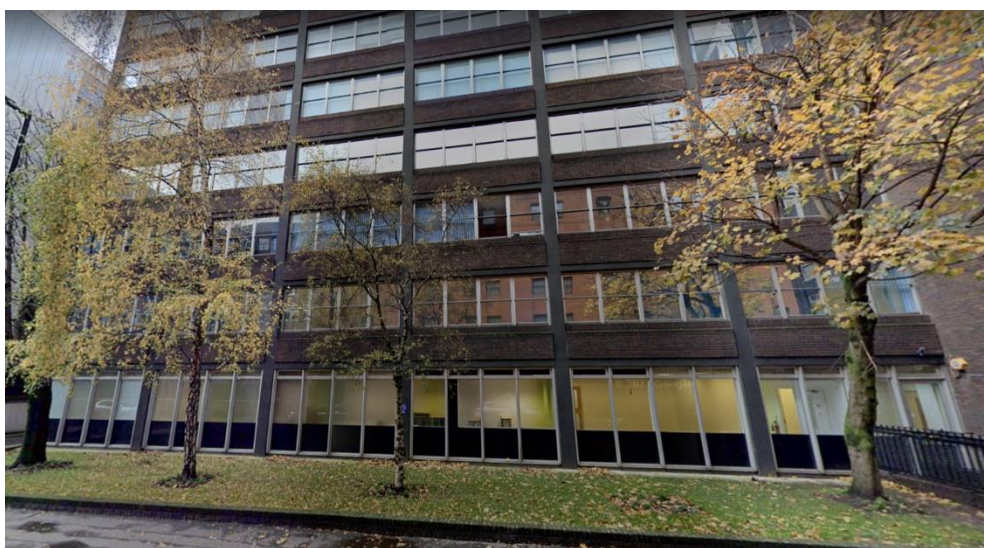


Figure 1: Existing Trees fronting Major Street

- 1.5. As shown at Figure 2, the most juvenile of the four trees is required to be removed in order to make room for the proposed cycle rack and to ensure sufficient space between this and the retained trees either side.

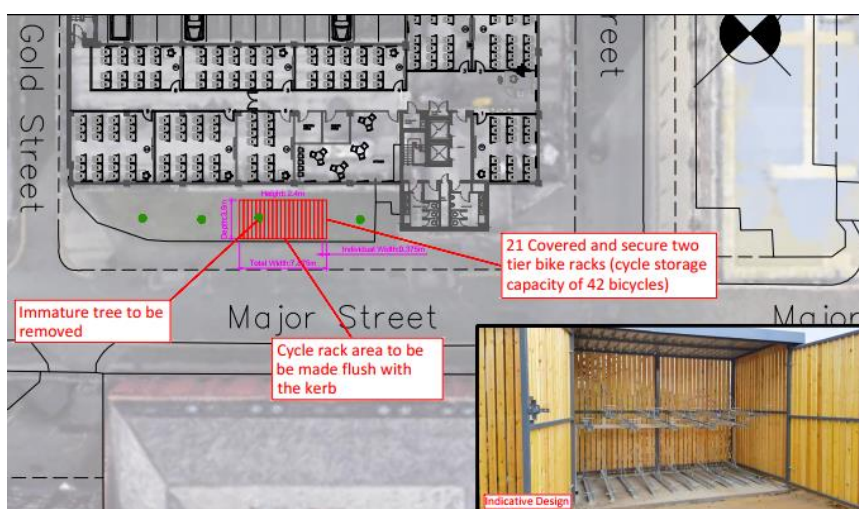


Figure 2: Proposed Cycle Parking

- 1.6. The tree that is proposed to be removed is understood to be located in a tree pit. It is not subject to a Tree Preservation Order and given the modest size of the tree and potential restriction to its growth due to location within a tree pit, has no real prospect of being subject to a TPO in the near future. It could therefore be removed without the need for planning permission.
- 1.7. It is considered that the benefits to carbon reduction and sustainable travel outweigh the loss of the juvenile tree. The removal of the tree, will ensure that the cycle rack can be placed at sufficient distance from the retained trees either side to ensure their long term future.
- 1.8. We therefore conclude that the proposal is acceptable in this respect.