PLOT F I MANCHESTER

TREE MANAGEMENT STRATEGY (PR-TPM-G710-RP-GRD-3851 503 Rev P1)

November 2021
Client: Renaker Build LTD

tpm landscape
chartered landscape architects

4th Floor Studio 10
10 Little Lever Street
Manchester, M1 1HR
0161 235 0600

info@tpmlandscape.co.uk
www.tpmlandscape.co.uk

Landscape Masterplan

PURPOSE OF THIS REPORT

This document has been produced to set out the tree management strategy with specific focus on the trees set in raised planters to enable successful establishment and ongoing management to support the longevity of trees proposed.

The plan on this page illustrates the overall landscape masterplan produced for the Plot F planning application.

The Landscape Design Statement (ref: PR-TPM-G710-RP-GRD-3851 501) which forms part of the planning submission highlights the wider design proposals for the public realm.

TREES PROPOSED

The proposals will result in the loss of all existing vegetation located on site to facilitate the development. To mitigate against the loss of these trees, the landscape design proposed 69 trees to complement the public realm, dress the street scene, highlight key focal points and frame entrances to the buildings.

Of the 69 trees proposed, 43 are to be planted in the ground with below ground structural cells appropriate for hard landscape, 5 are planted in large raised planters and 21 are in large areas of raised ground above podium with large area of soil volume available.

26 trees proposed (5 in raised planters, 21 in ground) are linked to the Deansgate Square proposals as approved at planning. It was considered a tree lined avenue of birch trees along Pond Street and maintaining street trees along Owen Street as important to both of the developments.

The trees proposed in ground (minus 21 from Deansgate Square) represent a replacement ratio of 3:1, matching the 3:1 ratio recommended by Manchester City Council and representing a biodiversity net gain that will contribute to the City's green infrastructure.

The trees being delivered on the scheme will incorporate either irrigation rings/ pipes (in hard or in soft ground) and an integrated irrigation system if set within the raised planters. The trees set in raised planters will be species that are tolerant of requiring a low soil volume such as Birch trees.

All trees will be managed in accordance with the supporting Landscape Management Report (PR-TPM-G710-RP-GRD-3851 502) submitted with this application and management notes for trees in raised planters that are set out in this document.

TREE DETAILS

Further details will be produced post planning for all tree pits proposed as part of the development. The tree pit details will follow best practice and with the primary aim of successful establishment and ensure ongoing future maintenance can be fulfilled.

6 trees are proposed in raised 'planters', 5 along Owen Street, where they have a combined soil volume, and 1 to the centre of the public realm which is set in a large raised planter with approximately 8 cubic metres of soil.

For trees in raised planters, there is the potential for increased drying out and therefore, irrigation rings and capillary action irrigation reservoirs are proposed.

LEGEND

- Trees proposed in ground
- Trees proposed in raised ground (large soil volume)
- Trees proposed in raised planters

TREE MANAGEMENT

The following information is incorporated in the supporting Landscape Management Report (PR-TPM-G710-RP-GRD-3851 502) associated with this planning application.

For the purposes of this report it is assumed that all planting has been carried out inline with the approved planning drawings and any failed plants or trees replaced by the original contractor at the end of the 12 months Rectification Period, the contractor should refer to the associated local authority planning conditions regarding the replacement period for any dead/dying trees and plant stock.

Proposed Trees

Objectives

Trees will play an important role in providing structure to the landscape proposals and will provide a valuable asset to the site, provide screening, wind mitigation and contribute to the visual amenity of the local area. Therefore, it is important that they are given the best chance of successful establishment.

Inspections

Inspect on a bi-annual basis when the trees are in full leaf to ensure that the trees are thriving, and record defects requiring remedial works.

Maintenance Operations

Newly planted trees take some time to establish, and until this occurs they are subject to competition from weeds. Any weeds should be removed by hand from the base of each tree and 75mm deep mulch maintained around the trunk.

If the trees show signs of poor growth or reduced vigour an application of the appropriate fertiliser can be applied. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out, including the ground conditions for signs of compaction, contamination, poor quality topsoil. Remediate any problems uncovered with the soil.

Should the remediation works not resolve the problem a replacement tree may need to be planted.

During establishment trees will require regular watering particularly during prolonged dry period, mulch should also assist in retaining moisture within the soil. Water the trees a minimum of once a week during periods of limited rainfall over May-September (during the first full growing season) ensuring that the soil is fully saturated. Ensure all irrigation pipes are free from debris. Water shall be applied at 40litres per individual tree. Contractor to review trees in periods of high winds as trees are more prone to drying out. Water tree bags may be required to ensure a constant source of water. Where water restrictions apply (hosepipe bans, drought orders) an alternative supply of water shall be used if possible. There are a number of trees planted within a podium landscape and a small number are located in raised planters. These trees may be more prone to drying out, and therefore, must be continually monitored throughout the year by the contractor and subsequent maintenance contractor, to ensure they are water as required to aid in successful establishment.
The trees set in raised planters incorporate a capillary action irrigation system. These systems must be inspected as part of the maintenance operations and to ensure the tanks are topped up with sufficient water. The trees will absorb the water through capillary action so is imperative that the tanks are holding suitable water levels.

Underground tree guys should be inspected twice annually as part of the general maintenance visits and adjusted accordingly. Damaged guys should be replaced. Guys will require adjusting as it is likely to take 3 to 5 years for the trees to establish dependant on stability, wind conditions and growing conditions.

Pruning of young trees should not generally be required unless they have dead or diseases branches.

In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

Trees in Hard Landscape:

Inspect trees for damage or vandalism. Inspect tree grilles to ensure that they are not causing damage to the tree. Loose gravel around the tree collar should be redistributed if required and topped up where necessary. Ensure irrigation to trees in hard landscape are carried out over two growing seasons. Selective pruning may be required. Check the irrigation inlet remains unblocked to allow for watering and aeration.

General Note

It is the responsibility of the landscape contractor/ maintenance contractor to monitor and managed the trees and associated irrigation of all trees. Trees on the scheme are located in various situations including in ground, in raised planters and above the podium sharing large soil volumes. Trees set in raised planters have a lower soil volume than elsewhere and therefore, is essential that the water moisture is monitored closely and irrigated accordingly to ensure successful tree growth. The raised planters incorporate a capillary action irrigation system, and the water inlets and tank volumes are to be checked as part of the regular maintenance visits. Trees set above the podium, albeit sharing much larger soil volumes, still require regularly watering and monitoring.

These works will be the sole responsibility of the contractor and at all times trees should be maintained in good health and in a safe condition.

One operation per month (within month / months specified) – 1
Four operation per month (within month / months specified) - 4

No.	Operation	Month												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
Inspection of Trees														
1	Visual inspection of trees					1								Inspect trees for signs of disease, damage or as required following adverse weather. Replant if necessary
2	Slow release fertiliser					1								Only when necessary
3	Weeding/ mulch				1	1	1	1	1	1				Remove weeds and top up mulch (mulch topped up once annually) to retain a weed free around the base of each tree
4	Tree stakes and ties				1					1				Check and adjust, replace or remove as required until the tree has established. Check and re-adjust after strong winds. Remove in year 3-5 or as required. Ensure trees remain vertical
5	Tree guying				1					1				Repair and adjustment. Check and re-adjust after strong winds
6	Watering					4	4	4	4	4				Water once a week during the growing season and as necessary in periods of drought only during the first 2 years until the trees have established. Trees in raised planters will require continual watering.
7	Routine pruning				1					1				Should not be required for the first few years, after which pruning should only include the removal of dead or diseased branches.
8	Remove and dispose of winter leaves											1	1	To be carried out to reduce risk of slipping and to maintain a tidy environment
9	Tree Replacements	1	1									1	1	Any trees that have failed should be replaced to the original specification and planted within the next planting season.
10	Top up capillary action irrigation	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Ensure the capillary action irrigation it topped up regularly. Check as part of maintenance visits.