

TRINITY ISLANDS | MANCHESTER
TREE STRATEGY (Z1-TPM-G710-RP-XX-3852 511 Rev P1)

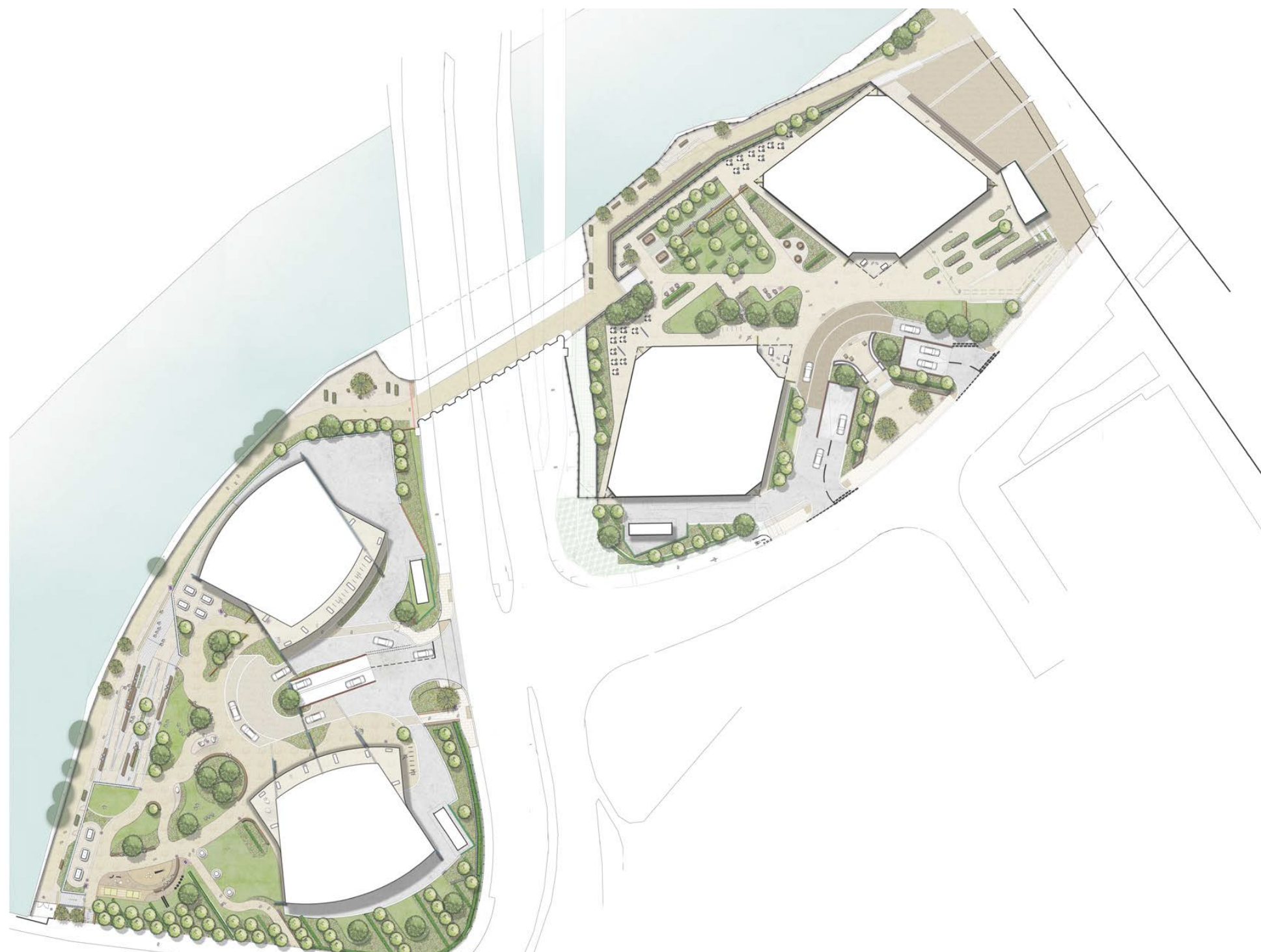
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Client: Renaker Build LTD



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Landscape Masterplan (Site C and Site D)

PURPOSE OF THIS REPORT

This document has been produced to set out the tree planting and tree management strategy in relation to the Trinity Island developments with specific focus on the trees. The report is an aid to understand the siting of the trees and the varying planting scenarios.

The aim of the management strategy is 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 Trinity Island planning application covering Site C and Site D.

The Landscape Design Statement (ref: Z1-TPM-G710-RP-XX-3852 510) which forms part of the concurrent Trinity Island planning application highlights the wider design proposals for the public realm.

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.

TREES PROPOSED SITE C

There are 66 trees proposed across Site C with the plan opposite highlighting the varying planting scenarios of the trees. Where trees are planted above the B1 Basement slab the trees will be located in earth mounding areas to allow sufficient depth for the rootball and future growth. The mounding is illustrated in the Landscape Design Statement Section 5.3.

The trees within the mounds and general soft landscape areas are within large soft landscape zones where the trees will have access to a combined volume. Below ground guying will ensure the trees remain vertical and irrigation rings will ensure water is taken directly to the rootball.

Where trees are in hard landscaped areas, sufficient soil volumes will be delivered utilising below ground structural solutions.

Refer to drawing for Planting Plans and Planting Notes: ZC-TPM-G710-PL-XX-3852 201 and ZC-TPM-G710-PL-XX-3852 202.

LEGEND

Trees proposed in ground in hard surfacing (off slab)

Trees proposed in ground in soft landscaping (off slab)

Trees proposed above B1 basement slab in soft landscape mounding

Trees proposed above B1 lowered slab / B2 basement slab planted in flat / sloped soft landscape

Trees proposed above B2 basement slab in hard paving

Trees in planters



TREES PROPOSED SITE D

There are 83 trees proposed across Site D with the plan opposite highlighting the varying planting scenarios of the trees. Where trees are planted above the B1 Basement slab the trees will be located in earth mounding areas to allow sufficient depth for the rootball and future growth. The mounding is illustrated in the Landscape Design Statement Section 5.4.

The trees within the mounds and general soft landscape areas are within large soft landscape zones where the trees will have access to a combined volume. Below ground guying will ensure the trees remain vertical and irrigation rings will ensure water is taken directly to the rootball.

Where trees are in hard landscaped areas, sufficient soil volumes will be delivered utilising below ground structural solutions.

Refer to drawing for Planting Plans and Planting Notes: ZC-TPM-G710-PL-XX-3852 203 and ZC-TPM-G710-PL-XX-3852 204.

LEGEND

-  Trees proposed in ground in hard surfacing (off slab)
-  Trees proposed in ground in soft landscaping (off slab)
-  Trees proposed above B1 basement slab in soft landscape mounding
-  Trees in planters



TREE MANAGEMENT

For the purposes of this report it is assumed that all planting has been carried out in line 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 biannual 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.