
4 Middleton Road, Manchester, Greater Manchester, M8 5DS

Arboriculture Statement

To support a planning application for: Conversion of former Doctors Surgery Class E(e) (Formerly D1) to Educational College Class F1(a) (Local Community and Learning).

August 2021

Introduction

This Arboriculture statement is intended to support a recent planning application submitted to Manchester City Council for the conversion of the existing building, formerly a Doctors Surgery (Class E(e)) into a non-residential educational college (Class F1(a)) for teenage girls between the age of 16 and 18 years of age.

Site Details

Primary Access to the site is from Bennett Road on the north-eastern corner of the site. The site is located at the junction of Bennett Road and Middleton Road (A576) in the Crumpsall area. The site is bordered by a residential property to the east and a large commercial property to the south. The surrounding area is predominantly residential, with a moderate level of tree cover. The site is located within the Crumpsall Conservation Area.

The site consists of two buildings and an amenity area bordered by mature and early mature trees. The main building on the site faces towards Middleton Road with a smaller secondary bungalow building hidden to the rear. The topography of the site is relatively flat but with a slightly elevated area to the western boundary.

It is noted that all of trees on the site are subject to a TPO. The TPO is cited as 'The Manchester City Council (Land at Roselands, Middleton Road, Manchester) Tree Preservation Order 2003. All of the existing trees on site will be retained and will not be impacted by the proposal.

Proposed Development

The proposed development is limited to the conversion of the existing buildings on the site from offices/therapy rooms to classrooms and a common room and will not necessitate the removal of any of the existing trees, hedges, or shrubbery on site. It is not anticipated that the amenity value of the site or the surrounding area will not be affected by the proposal. The grassy lawned areas surrounding the building will be retained as amenity areas. The proposal will involve the installation of two bicycle storage sheds on the grassy area adjacent to the car parking area as detailed in the Transport Plan included within the application package.

Given that the proposal will not involve any major construction works to either of the building or the surrounding land, no tree protection measures are deemed necessary. All vehicles accessing the site will use the existing vehicle entry point on Bennett Road and it is not anticipated that vehicles entering the site will cause any damage to the tree roots.

An Arboriculture Impact Assessment carried out in July 2017 by the Biora Group for the previous owners of the site in association with a planning application submitted at the site for the conversion of the site into a residential care home including the demolition of the existing bungalow, a new detached two storey property to the rear of the site and a two-storey side extension to the main building (App Ref: 116157/FO/2017) . The report (which is available on the councils website) identified that the site was populated by 17 trees, two groups of trees and two hedges on the site. These include three Category A trees of high quality; 10 Category B trees of moderate quality; two Category C trees, two groups and two hedges of low quality; and two Category U trees.

We refer the planning officers to the report carried out by Biora Group for full details of the existing trees, hedges and groups of trees still present on site. Biora also provided a site plan illustrating the location of each of the trees on site and categorisation of the trees.

This is of particular relevance to this application given that the proposed tree arrangement and landscaping for this scheme will be the same as that identified as the existing landscaping arrangement in the Biora report submitted to the council in association with the above mentioned application at the site.

Conclusion

No trees are to be removed as part of the proposal.

The existing hedging and shrubbery on site is somewhat unkempt and would benefit from pruning.

No major works are going to be carried out on site in association with the proposal and no tree protection measures are therefore deemed necessary.

All trees on the site are protected by TPO's. As such, should any works to the trees be deemed necessary (not anticipated), these works shall not commence without the prior consent of the local authority. Killing or damaging a protected tree is a criminal offence and can result in an unlimited fine.