Re: Oakley 188 Wilmslow Road Manchester M14 6LJ - 129020/FO/2020

Rudi Farghaly [redacted]
Wed 03/03/2021 10:29
To: Robert Griffin [redacted]

Hi Rob,

If I am completely honest, this is the first time I have come across this situation, we are usually advising against planting young trees in complete shade on new developments, I have discussed this with my colleagues Noel Nugent and Joe Walsh and there does not appear to be an obvious test to do on a tree which would give us a definite answer due to the sheer number of variables to take into consideration such as soil conditions, species, age and past pruning etc.

The lack of natural light will certainly have some negative impact, but how much of a negative impact is difficult to determine at this point.

If we could find a development case where this has happened in the past, that could possibly offer some insight into the potential deterioration rate of the trees once starved of direct sunlight.

I will send you the TPO information once I have tweaked the map slightly.

King regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
Room 4, Block D
Hooper Street Depot
Manchester M12 6LA
Phone Ext / Int - [redacted]

From: Robert Griffin [redacted]
Sent: Wednesday, March 3, 2021 9:50 AM
To: Rudi Farghaly [redacted]
Cc: Caroline Berresford [redacted]
Subject: Re: Oakley 188 Wilmslow Road Manchester M14 6LJ - 129020/FO/2020

Hi Rudi,
I hope you are well.

Thanks for getting back to me. I have notified John Kelsey of your recommendation in terms of TPOing trees on the site that are worthy, and we await your indication of trees that need to be included within this process.

I note your comments regarding trees in the adjacent park and overshadowing of them. This is an issue that has been raised by a number of residents and user groups, do we need some further investigation of this issue from the applicant's arborist?

Regards
Rob

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

T: [redacted]

e: [redacted]

From: Rudi Farghaly [redacted]
Sent: 02 March 2021 16:21
To: Robert Griffin [redacted]
Cc: Caroline Berresford [redacted]
Subject: Oakley 188 Wilmslow Road Manchester M14 6LJ - 129020/FO/2020

Hi Rob,

My apologies for the delay.

Oakley 188 Wilmslow Road Manchester M14 6LJ - 129020/FO/2020

I have viewed the proposals and comment as follows:

The applicant has proposed to retain a majority of the highly visual Cat A trees within this site development; however, I would suggest to the ensure the future safety of the trees during the proposed development these trees are TPO'd. The trees meet all the necessary criteria for TPO status, and I will provide you with the list of the TPO worthy trees in a separate email.

We have some concerns regarding the excessive shading to the offsite tree stock positioned within Platt fields park, however, as the trees are of mature stature, we think that although this would have some negative impact on the trees (which are used to mostly direct sunlight) it would not cause the trees to fail.

The trees listed for removal within the site grounds would not be considered for TPO due to their suppressed form because of being positioned so close to each other and lack of prominence within the site.

To confirm, we would have no objection to the proposed development, however, we would seek to TPO the category A tree stock, due to the nature of the development, to ensure the trees are taken seriously and well protected during construction.

Alternatively, I would request that the arboricultural consultant (Cheshire Woodlands) be embedded into the project to oversee any excavation works which could potentially affect the trees.

Kind regards

Rudi Farghaly
Neighbourhood Officer (Arboriculture)
Ground Technical
Neighbourhoods
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