



Planit-IE

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The Factory
Water Street
Manchester

12-03-2021 **RE: Planit-IE Responses to Tree Officer's Comments**

Dear Ms Angela Leckie,

Please see below a set of responses to comments previously raised by the tree officer with regard to the Factory Public Realm works. Since we last responded to your comments on 16 November 2020, a number of design changes have occurred which prompt us to provide you with an update.

You wrote: With regards to pit specification we would advise the following pit dimensions as follows to meet the City Centre standard that we are now working to achieve (Depth up to 1m, width 1-1.2m and length 3m), preferably modular systems containing top soil and subsoil conforming to BS 3882:2015 and BS 8601:2013 respectively.

Planit response: During further design development the dimensions and locations of the tree pits have changed. We had to accommodate the tree pits around a new proposed decking area, an existing outfall to the river, the new proposed levels and the aim to achieve some active drainage to the trees Pits. As a principle we are now working to achieve a minimum of 12-14.5m³ soil volume for each tree pit, made up of topsoil and subsoil. Note tree pit scenario 3 has been omitted.

For Tree Pit 1 the area of soil measures 1300mmD x 1500mmW x 1500mmL = 2.925 around the tree grill. The stratacell makes up the remaining 10-11m³ below the in-situ concrete surface. The stratacell has a depth of 750mm the width/length of the tree pit would be approximately 4500mm x 4000mm or equivalent dimensions depending on each tree pit's constraints.

For Tree Pit 2 the area of soil measures 900mmD x 1800mmW x 1800mmL = 2.916m³ around the tree grill. The stratacell makes up the remaining 9m³. The stratacell has a depth of 500mm the width/length of the tree pit would be approximately 4250mm x 4250mm or equivalent dimensions depending on each tree pit's constraints. Tree Pits 2 have been connected wherever possible to achieve a bigger soil volume that can be shared.

You wrote: Specification shows a soil depth of 1500mm - Added up this comes to 1000mm (4 x 250mm strata cells) can this be clarified?

Planit response: During further design development the dimensions and locations of the tree pits have changed. We had to accommodate the tree pits around a new proposed decking area, an existing outfall to the river, the new proposed levels and the aim to achieve some active drainage to the trees Pits. As a principle we are now working to achieve a minimum of 12-14.5m³ Note tree pit scenario 3 has been omitted.

Tree Pit 1 has a total soil depth of 1300mm around the tree grill. The stratacell system has a depth of 750mm (3 x 250mm layers). The depth of stratacell is shallower than previously shown to achieve positive drainage from the tree pit to the river outfall.

Tree Pit 2 has a total soil depth of 900mm around the tree grill. The stratacell system has a depth of 500mm (2 x 250mm layers). The depth of stratacell is shallower to achieve positive drainage from the tree pit to the river outfall.

Anna Marohn

Project Landscape Architect

For Planit-ie