



ARBORICULTURAL IMPLICATIONS ASSESSMENT

PROPOSED DEVELOPMENT

AT

POTATO WHARF
CASTLEFIELD

Author: C. Salisbury
Date: 16 January 2021
Ref: TRE/PW/Rev A



Mulberry

Adamson House, Towers Business Park, Wilmslow Road, Didsbury, M20 2YY

T 0161 955 3628
F 0161 955 4201
E info@mulberrytmc.co.uk

www.mulberrytmc.co.uk

1.0 Introduction

- 1.1 Mulberry Tree Management were instructed by Eden Planning, to carry out an arboricultural survey of trees at their site in Potato Wharf, Castlefield.
- 1.2 This report details the arboricultural implications of developing the site, including:
 - a survey of the trees on and near the development which may impact the proposal from ground level, noting their location, species and all relevant parameters, i.e. stem diameter, height, crown spread, condition etc;
 - providing advice on the removal, retention and management of trees;
 - assessment of the potential effects of the proposal on retained trees and vice versa;
 - assessment of the requirement for tree protection for the duration of the works;
 - mitigation for any loss;
 - preparation of a tree schedule;
 - and report on the above matters.
- 1.3 The survey was carried out by Wainwright Stump Removal in July 2019.
- 1.4 Under *BS5837: 2012 Trees in Relation to Construction - Recommendations*, the assessment of trees is made objectively. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.
- 1.5 The following documents have been made available by the client:
 - Drawing- Plans 01_Potato Wharf_For Issue_130121_Landscape.dwg
- 1.6 The supplied drawing included some tree positions plotted. Any dimensions regarding tree positions and protective fencing must be checked on site.

2.0 Development Proposals

- 2.1 Due to the proposed development and its associated infrastructure there are a number of locations where the proposals are in close proximity to the trees surveyed. The Site Layout Plan within appendix three identifies the trees in relation to the proposed development.
- 2.2 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.

2.3 This can then be assessed in accordance with BS 5837:2012 to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

2.4 Impact Table:-

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Footpath (m)	Distance to Proposed Car Park(m)	Can the Tree/s be Successfully Retained
T1	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T2	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T3	197m ²	3.10	21.30	Yes as outlined in section 5.1 below
T4	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T5	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
G6	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T7	290m ²	2.00	5.70	Yes as outlined in section 5.1 & 5.2 below
T8	197m ²	3.60	0.90	No
T9	Fell Due to Development			
T10	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T11	Fell Due to Development			
T12	Fell Due to Development			
T13	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T14	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T15	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
G16	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			
T17	304m ²	1.60	2.60	Yes as outlined in section 5.1 & 5.2 below
G18	Permission to Remove this Tree has been Granted under Planning Approval Ref: 124635/TPO/2019			

4.0 Impact Assessment

- 4.1 To assess the implications of the Impact Table each tree can be categorised in the following way: -

	Trees to be retained		Trees to be removed		
	With No Impact	With detailed construction	Due to Condition	Due to Development	As Per Previous Approval
Tree No.	N/A	T3, T7 & T17	N/A	T2, T8, T9, T11 & T12	T1, T2, T4, T5, G6, T10, T13, T14, T15, G16 & G18

5.0 Mitigation Proposals

5.1 Footpath Construction

- 5.1.1 The impact table below shows the proposed development having a minor encroachment into the root protection area of T3, T7 & T17. It is felt that due to the species, condition and limited extent of encroachment the proposal will not have a detrimental impact on the safe useful life expectancy of these trees.
- 5.1.2 Section 7.5.3 of BS 5837:2012 advises that where a slab or minor structure is to be formed within the RPA it should not exceed 20% of any existing unsurfaced ground. The table below details the amount of encroachment within the RPA.

Tree No	Total Area m2 of RPA	Total m2 of Structure within the RPA	Percentage of Structure within the RPA
T3	197	19.70	10.00%
T7	290	23.40	8.10%
T17	304	22.60	7.40%

- 5.1.3 As you can see from the table above the proposed structure does not exceed 20% of the RPA of each of the trees. It is therefore felt that the proposed development will not have a detrimental impact upon the existing trees.

5.2 Car Parking

- 5.2.1 The impact table below shows the proposed car parking having a minor encroachment into the root protection area of T7 & T17. It is felt that due to the species, condition and limited extent of encroachment the proposal will not have a detrimental impact on the safe useful life expectancy of these trees.

5.2.2 If ground levels remain the same, the detrimental effects the driveway would have on this tree would be: -

- Compaction, resulting in oxygen depletion, caused from creating the access way.
- The loss of a permeable surface.

5.2.3 It is now possible with the use of a cellular confinement system to be able to create road surfaces very close to trees without having a detrimental effect.

5.2.4 A cellular confinement system provides a load transfer mattress which prevents direct loads on tree roots and reduces the bearing pressure on subsoil's by stabilising aggregate surfaces against rutting under wheel loads.

5.2.5 Section 7.4.2.3 of BS 5837:2012 advises that new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. The table below details the amount of new surface proposed within the RPA of each tree.

Tree No	Total Area m2 of RPA	Total m2 of New Hard Surfacing within the RPA	Percentage of Hard Surfacing within the RPA
T7	290	20.80	7.20%
T17	304	44.80	14.70%

5.2.6 As you can see from the table the proposed hard surfacing does not exceed 20% for each of the RPA's and the existing site levels lend themselves to the installation of the cellular-confinement system. It is therefore felt that the proposed car parking will not have a detrimental impact upon the existing trees.

6.0 Conclusions and Arboricultural Recommendations

6.1 The tree categorisation method identifies the quality and value of the existing tree stock but it is not meant to be interpreted rigidly and is presented in order to form a balanced judgement on tree retention and removal.

6.2 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement.

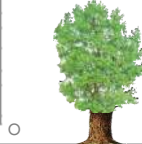
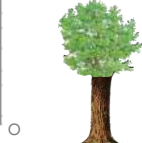
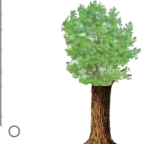
6.3 Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.

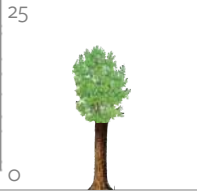
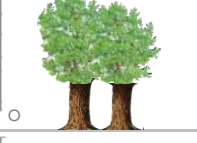
6.4 It is considered that in following the advice in this document, any negative factors affecting trees on the site will be minimised.

Appendix One

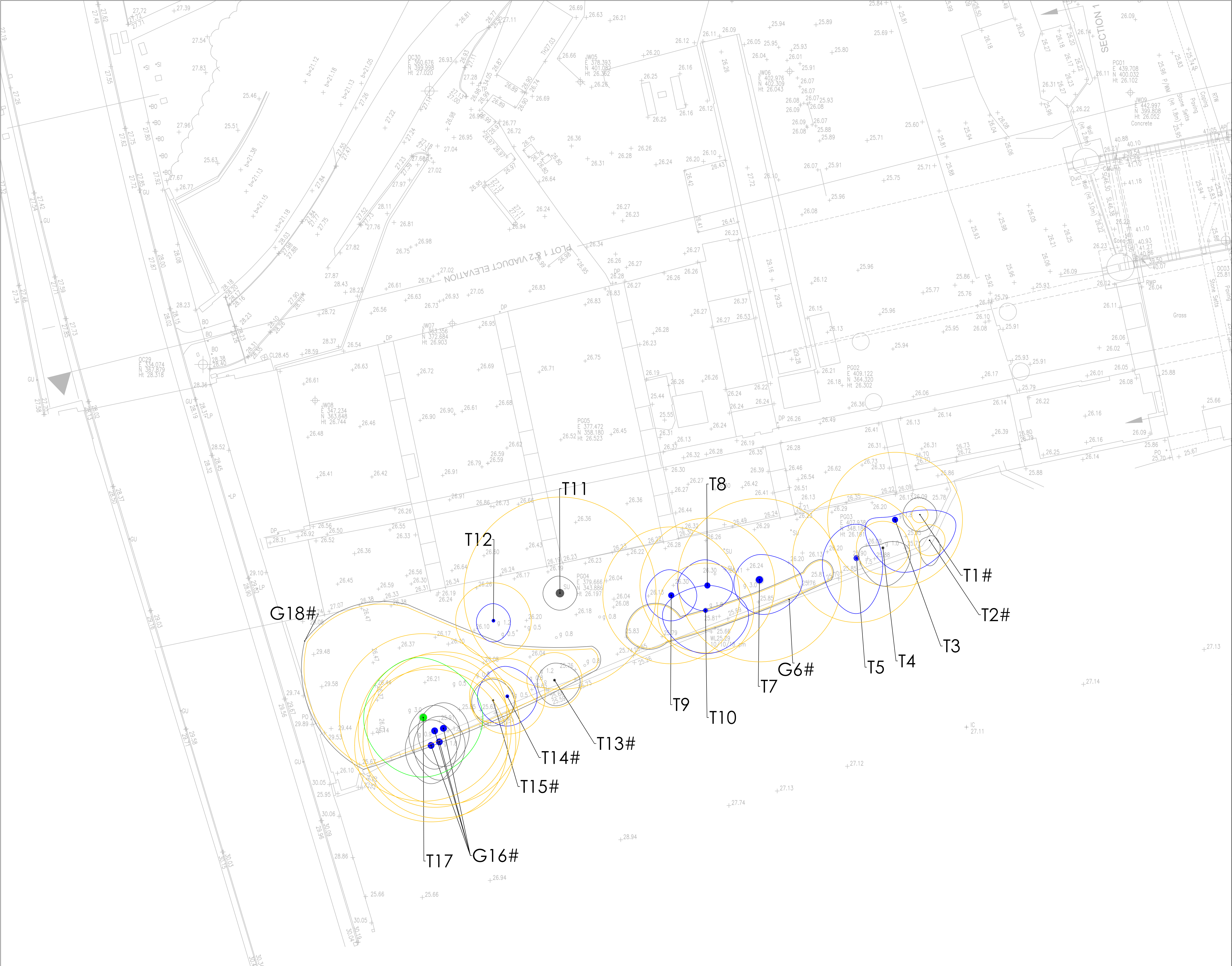
Tree Survey Schedule

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) W N E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)		
T1	Young Norway Maple	4	0.5	80	2 2 2	25 	1: Young sapling tree. 2: Suppressed. 3: Leaning towards canal.	No action required.		Good	20-40
	Acer platanoides							n/a	3	Fair	C
T2	Semi-Mature Ash	5	0.5	150	1 3	25 	1: Growing on edge of canal, rooted into wall. 2: Canopy hanging into canal. 3: Multi stemmed at base. 4: Access prevented detailed inspection.	No action required.		Good	10-20
	Fraxinus excelsior							n/a	3	Fair	C
T3	Early-Mature Alder (common)	10	3	660	0.5 3 6 7	25 	1: Dog leg in stem at approx. 5m. 2: Biased canopy south due to railway bridge. 3: Suckering at base. 4: Dead branch in canopy. 5: All branches growing south.	No action required.		Good	20-40
	Alnus glutinosa							n/a	3	Good	B
T4	Semi-Mature Norway Maple	9	0.5	260	0.5 2.5 4.5 3	25 	1: Stem lean south due to competition to light. 2: Suppressed by t3. 3: Low hanging canopy into canal. 4: Bifurcates at 4m.	Monitor.		Good	10-20
	Acer platanoides							Moderate	1	Fair	C
T5	Early-Mature Alder (common)	14	0.5	630	4 6.5 3	25 	1: Bifurcates at 0.5m. 2: Bark wound and cavity in northern stem at approx. 0.5m. 3: Some ivy on stem. 4: Canopy hangs low over canal.	Monitor.		Good	20-40
	Alnus glutinosa							Moderate	1	Fair	B

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) W N E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)		
G6	Young Norway Maple Acer platanoides	av 7	av 0.5	av 70	av 1 1 1 each	25 	1: Young self set saplings along canal edge.	No action required.		Good	40+
								n/a	3	Good	C
T7	Mature Poplar Populus sp	18	4	800	3 5 4	25 	1: Wire/rope embedded into trunk at approx. 3m, possibly cause ring bark effect. 2: Large exposed roots.	Monitor.		Good	20-40
								Moderate	1	Good	B
T8	Mature Poplar Populus sp	18	9	660	3 3 3.5	25 	1: Large exposed roots.	Monitor.		Good	20-40
								Moderate	1	Good	B
T9	Mature Poplar Populus sp	18	8	670	3 3 3	25 	1: Large exposed roots. 2: Shoots growing from roots.	Monitor.		Good	20-40
								Moderate	1	Good	B
T10	Semi-Mature Norway Maple Acer platanoides	14	4	470	3 5 5	25 	1: Small cavity on south side with longitudinal splits healed over. 2: Bifurcates at 4m with tight union. 3: Minor deadwood in lower canopy.	Monitor.		Good	20-40
								Moderate	1	Fair	B
T11	Mature Willow Salix sp	5	0.5	940	2 2 2	25 	1: Mature decaying stump with re shoots.	No action required.		Good	40+
								n/a	3	Good	C

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) W N E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)		
T12	Early-Mature Poplar Populus sp	18	9	370	2 2 2.5		1: Large exposed roots. 2: Old limb to north removed. 3: High crown on north side - pruned back from bridge.	No action required.		Good	20-40 B
								n/a	3		
T13	Semi-Mature Poplar Populus sp	15	4	270	2 3 3		1: Bifurcates at 2m. 2: Tight union, potential for small branch to split out. 3: Large exposed root north.	No action required.		Good Fair	20-40 C
								n/a	3		
T14	Early-Mature Poplar Populus sp	17	6	370	3.5 3.5 3.5		1: Access prevented detailed inspection. 2: Large exposed roots.	No action required.		Good Good	20-40 B
								n/a	3		
T15	Semi-Mature Poplar Populus sp	16	6	220	2.5 2.5 3		1: Large exposed roots. 2: Near canal edge.	No action required.		Good Good	20-40 C
								n/a	3		
G16	Early-Mature Poplar Populus sp	av 17	av 6	av 750	av 3 4.5 each		1: Likely x4 stems of single tree with connected root system. 2: All stem have acute sweeps at bases. 3: On bank edge of canal.	Monitor.		Good Good	20-40 C
								Moderate	1		
T17	Mature Poplar Populus sp	18	6	820	7 7 7		1: Excellent specimen - large stem, balanced crown with no defects and in highly visible location. 2: Dominant tree on site.	Monitor.		Good Good	20-40 A
								Moderate	1		

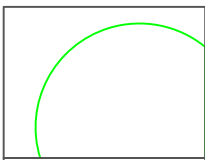
Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 909 	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
										Good	20-40
G18	Semi-Mature	av 16	av 4	av 200	av 2.5 2.5 2.5 2.5 each	25 	1: Self set trees. 2: Poplar. Norway Maple.	No action required.			
	Mixed Species							n/a	3	Good	C



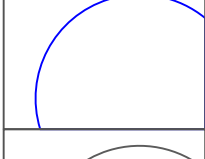
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Notes:-

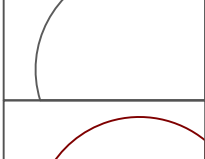




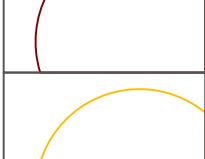
Category A tree, group or hedge



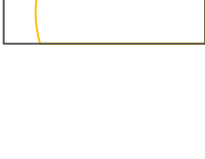
Category B tree, group or hedge



Category C tree, group or hedge



Category U tree, group or hedge



Root Protection Area (RPA)

REV.	DATE.	DESCRIPTION	DRAWN	CHKD
WAINWRIGHT stump (GR) & removal				
Client:		Peel		
Project:		Potato Wharf		
Title:		Tree Constraints Plan		
Status:		Planning		
Project:		UG_129	Drawn: ML	Checked: KO
Scale @ A1:		1:200	Date: 31/07/19	Approved: KO
Drawing No:		UG_129_ARB_TCP_01		Revision:

Appendix Two

Tree Survey Key

Trees for removal				
Category and definition		Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management		Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).		
Trees to be considered for retention				
Category and definition		Criteria - Subcategories		
		1 Arboriculture values	2 Landscape values	3 Conservation values
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum 40 years is suggested)		Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)		Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboriculture features (e.g. trees of moderate quality within avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm		Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
		Note - Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		

Age Class

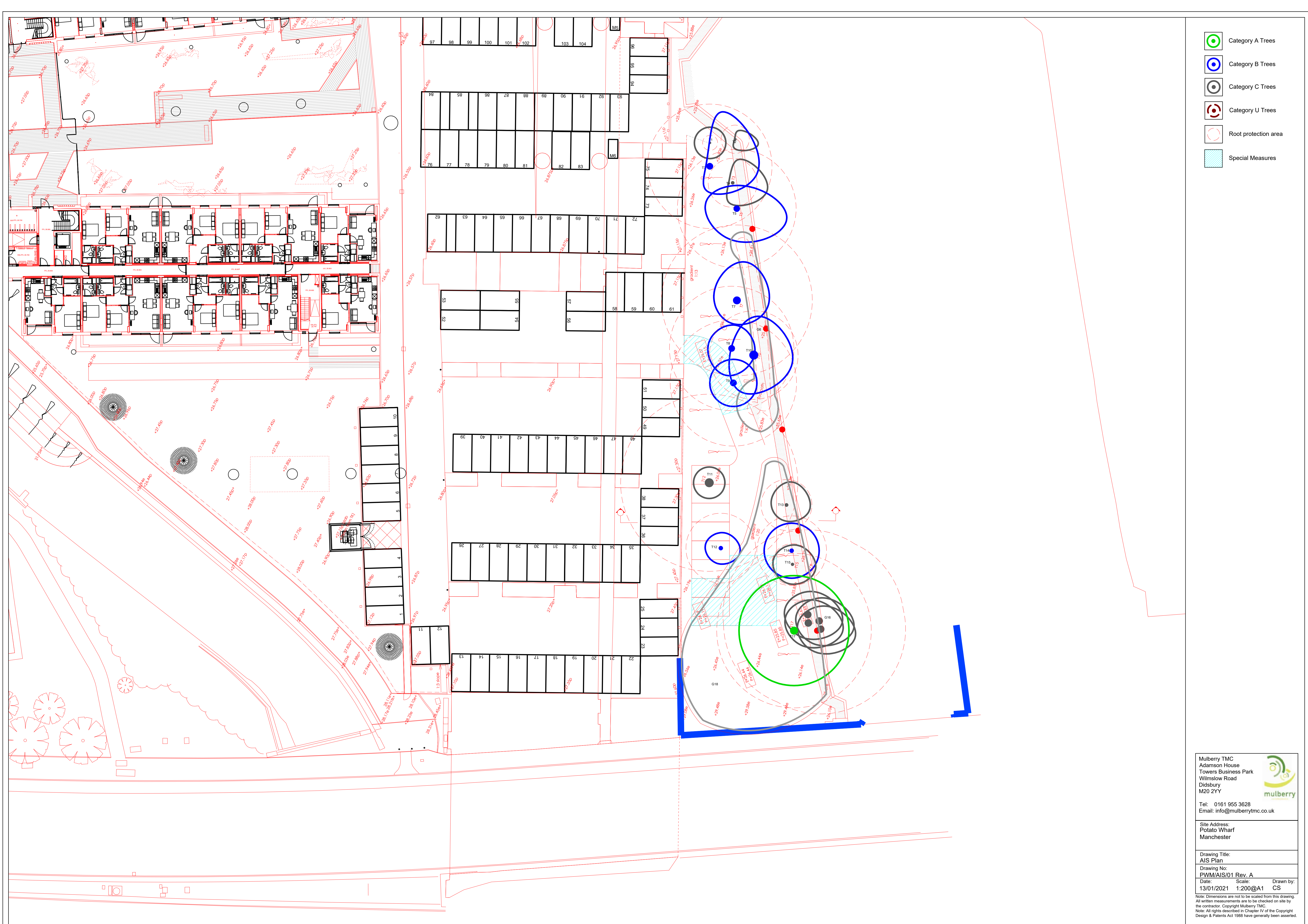
Y	Young	Trees that have not yet established
SM	Semi-Mature	Established trees up to 1/3 of expected height and crown
EM	Early mature	Between 1/3 and 2/3 expected height and crown
M	Mature	Between 2/3 and full expected height and crown
FM	Fully Mature	Full expected height and crown
OM	Over-Mature	Crown beginning to break up and decrease in size
S	Senescent	Crown in advanced stage of break-up

Condition

A	Good
B	Fair
C	Poor
D	Dead

Appendix Three

Plans



Appendix Four

Construction of Special Surface

METHODOLOGY FOR THE CONSTRUCTION OF CAR PARKING

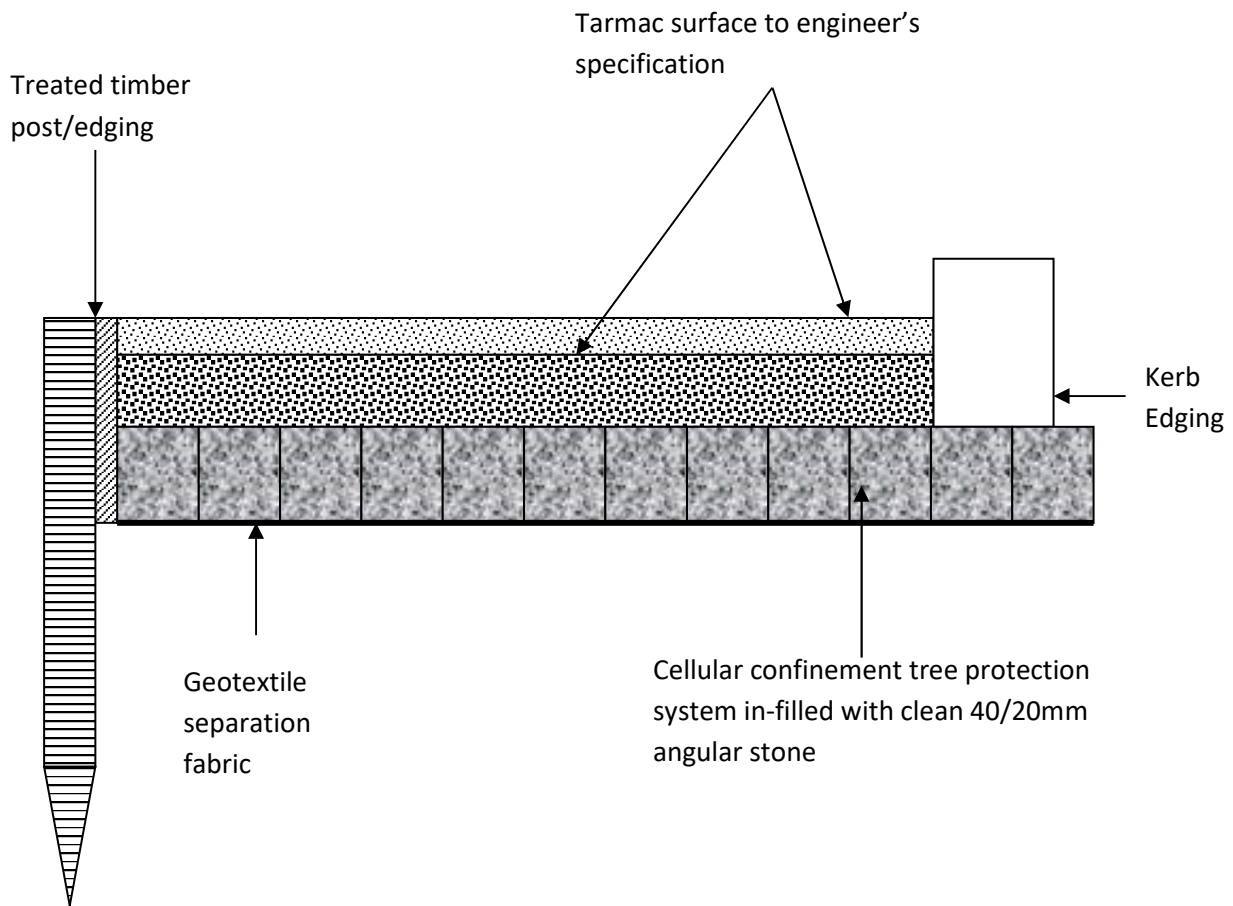
The following methodology supports the drawing indicating the construction of the proposed car parking. The methodology is prepared on the basis of the sequence of operations necessary to complete the construction of the driveway with the minimum damage to the trees proposed for retention.

- Surface layer to be scraped off. This can be done either by hand or by very small machinery.
- Erect protective fencing to the edge of the construction area.
- Spread a sub grade material over the length of the driveway to fill any small ruts.
- Construct edging using treated timber if required.
- Lay geotextile mat over smoothed area.
- Extend the Geoweb perforated tree root protection system over the area of the driveway with sufficient overlap such that kerbs can be constructed on top of the Geoweb.
- Fill the voids within the Geoweb with reduced fines Type 1 material working into the site over the top of the Geoweb.
- Lay kerbs and surface over the Geoweb such that the construction binds itself together.
- Construct finished surface as required in line with guidance illustrations below.

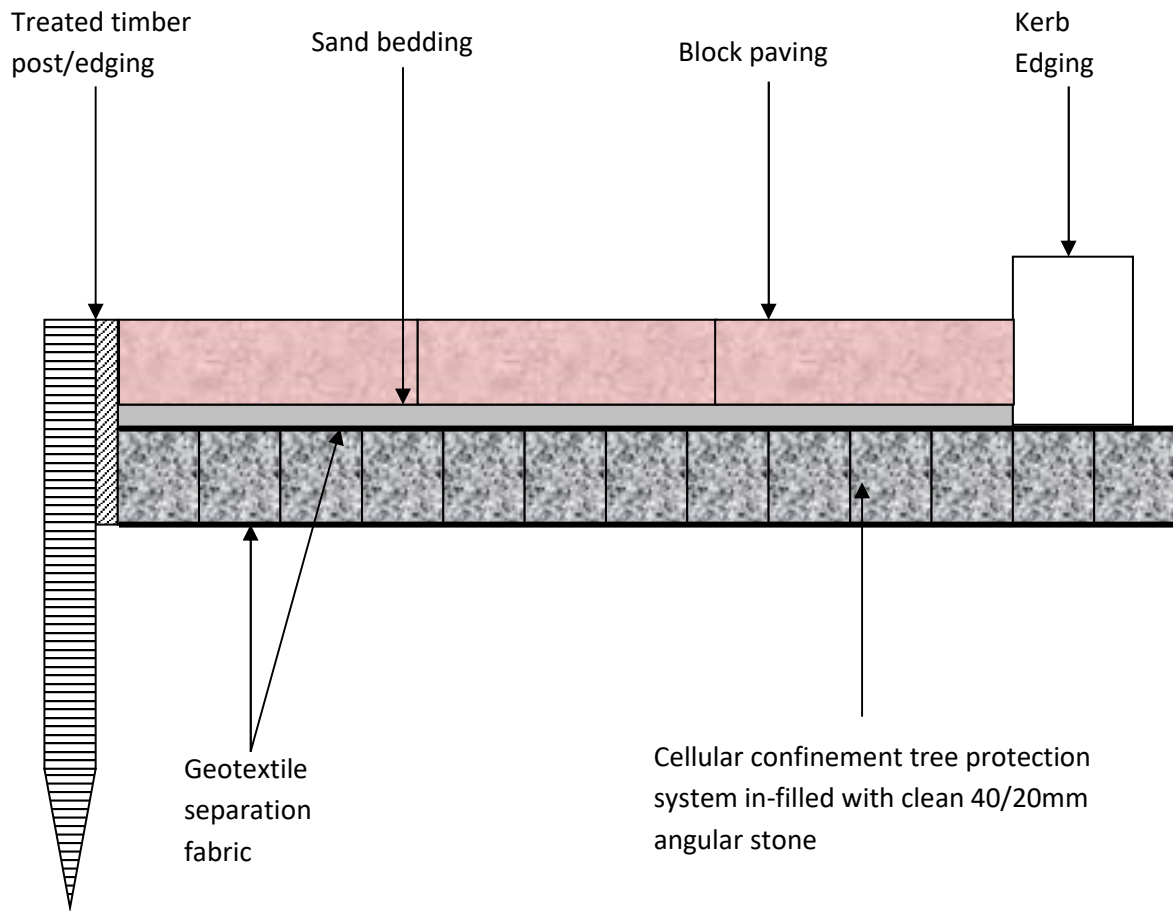
GEOWEB BASED CONSTRUCTION – (INDICATIVE ONLY)

Depth of confinement system variable according to use- refer to manufacturer

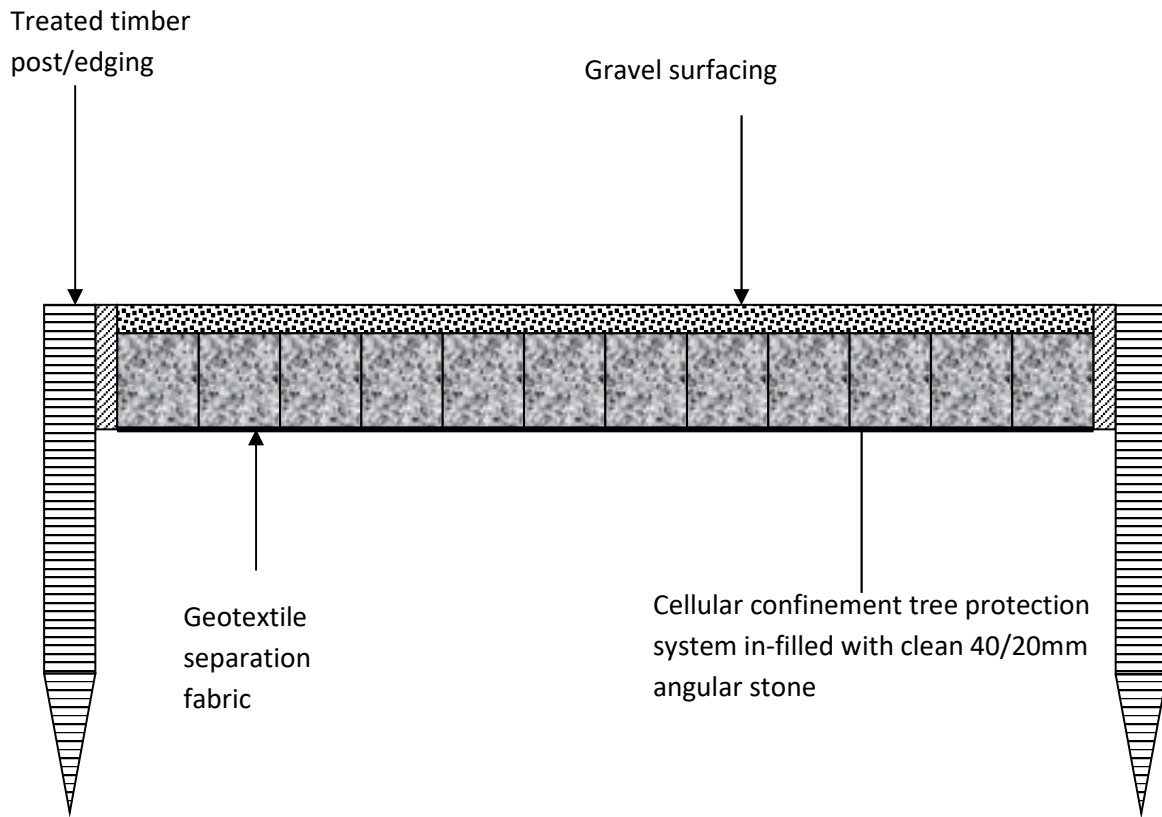
Tarmac Surface



Block Paved Surface



Gravel Surface



Appendix Five

124635/TPO/2019 Approval Documents



John Kelsey
Growth and Development Directorate
Manchester City Council, P.O. Box 532
Town Hall Extension, Level 6
Manchester M60 2LA

Eden Planning
6 The Downs
Altrincham
WA14 2PU

11 February 2020

Our Ref: RD0454 SB

Email: scott@edenplanning.co.uk

Dear John,

124635/TPO/2019 - Land Adjacent to Bridgewater Canal, Potato Wharf, Manchester, M3 4JW

Further to our site meeting on 18 December 2019 to discuss the proposed removal of trees and vegetation from the water's edge along the Bridgewater Canal, (Edgerton Street Bridge to the Basin) it was agreed to:

- remove trees within 2.5metres of the canal side; and
- remove trees with a diameter less than 10cm.

The works to the protected trees enable repairs to be carried to the canal wall and to provide a safe working environment for workers in proximity to the water's edge. The agreed way forward requires the description of tree works to be amended, revisions to the Tree Works Schedule and further justification. Each point is addressed in turn:

Amended description of Tree Works

The amended description of tree works is as follows:

Works to trees - proposed felling of 12 (T1-T2, T4-G6, T10, T13-T16 & G18) trees and a small group (T19) of various species adjacent, to the Bridgewater Canal, including any other self-seeded trees with a diameter less than 10cm.



Tree Works Schedule

The amended tree works schedule is below and should be read in conjunction with drawing UG_129_ARB_TCP_01_Rev_04 TRP Tree Removal Plan which demarcates 2.5metres from the canal side.

Tree Number	Species	Works Required
T1	Norway Maple	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
T2	Ash	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
T3	Alder	Retain Tree as it is more than 2.5metres away from the canal side.
T4	Sycamore	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
T5	Alder	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal. It is acknowledged that T5 (Common Alder) is a category B tree which is in a good physical condition but in a fair structural condition. Whilst the tree is identified to be removed as it is within 2.5metres of the canal side all reasonable measures will be carried out to seek to retain the tree.
G6	Norway Maple	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
T7	Poplar	Retain Tree as it is more than 2.5metres away from the canal side.
T8	Poplar	Retain Tree as it is more than 2.5metres away from the canal side.

T9	Poplar	Retain Tree as it is more than 2.5metres away from the canal side.
T10	Norway Maple	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
T11	Willow	Retain Tree as it is more than 2.5metres away from the canal side.
T12	Poplar	Retain Tree as it is more than 2.5metres away from the canal side.
T13	Poplar	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
T14	Poplar	Remove Tree as it is within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
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T17	Poplar	Retain Tree as it is more than 2.5metres away from the canal side.
G18	Semi Mature mixed species	Remove trees that are within 2.5metres of canal side to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
T19	Various species	Remove Tree as it is within 2.5metres of canal side and they have a diameter less than 10cm to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.



	Other self-seeded trees	Remove trees if they have a diameter less than 10cm to repair the already damaged canal wall, avoiding further disrepair and to protect the canal side from future damaged, given the proximity of the trees to the Bridgewater Canal.
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It is acknowledged that T14 (Poplar) is a category B tree and in a good structural and physical condition. However, the tree is growing on/in the canal wall. Consequently, it is not possible to retain the tree and carry the necessary repairs to the canal wall. The methodology for undertaking the Bridgewater Canal repairs is outlined below in Further Justification – Bridgewater Canal Wall Repairs Methodology.

Further Justification – Bridgewater Canal Wall Repairs Methodology

It is considered that a strip of land 2.5metres back from the canal side would provide an adequate area for a safe working environment to carry out the necessary repairs to the Canal wall. The following steps would be carried out:

1. All access to the site will be from the water. BCCL workboat and float will be operated by competent persons only.
2. The work will be carried under supervision by BCCL engineers.
3. The canal wall will be repaired in sections between 10m – 15m in length at a time.
4. The existing canal wall will be carefully dismantled, and the coping stones will be stored for reuse.
5. Shuttering will be installed along each section 10m – 15m.
6. A foundation for the new wall will be constructed on the bed of the canal.
7. A reinforced concrete wall will be constructed that will finish 200mm – 300mm below the canal water level. This dimension will depend on the size of the coping stone that were removed and stored.
8. Once the concrete is cured the coping stones will be placed back in position. Mortar joints will be coloured to blend with the coping stones. This will give the desired appearance as the canal wall would have looked when the canal was built.
9. Steps 4 – 8 with be repeated until the wall is complete.



Replacement Planting

We are aware that there is statutory obligation on the landowner to replace each protected tree removed. However, as you are aware replacement planting is challenging as the site lies in between in the viaduct and canal infrastructure. Consequently, we consider that it would not be practical or reasonable in this case.

Nevertheless, some replacement planting in the right locations would be appropriate. We consider that a suitably worded planning condition be attached to the decision to secure an appropriate replacement planting scheme. This approach secures replacement planting for the site whilst allowing the transfer of land ownership to be completed.

Yours sincerely

Scott Bracken MRTPI

SENIOR PLANNER