

From: **Chatfield, Jennifer** <jchatfield@deloitte.co.uk>
Date: Mon, 27 Jul 2020 at 12:42
Subject: FW: [EXT] Re: OVG Manchester Ref. 126431/FO/2020
To: Jennifer Atkinson <j.atkinson@manchester.gov.uk>
Cc: Feekins, Laura <lfeekins@deloitte.co.uk>

Hi Jen,

I understand that you have received comments from the MCC Tree Officer querying the removal of the trees along Alan Turing Way in relation to the OVG Arena planning application. As such, please see my response on this matter below which should be of assistance in clarifying / justifying why the trees need to be removed and the mitigation which is proposed in response.

The Arboricultural Impact Assessment (AIA) submitted in support of the planning application indicates that 15 trees are proposed to be removed on the Alan Turing Way edge (T2 – T16), of which 14 are Category B (moderate quality with an estimated remaining life expectancy of at least 20yrs) and one is Category C (low quality or young trees with a stem diameter below 150mm). A group of trees (G6), which is within Category C is also proposed to be removed. Six trees are proposed to be retained to the southern edge of the Alan Turing Way boundary (T17 – T22).

The removal of the trees to the Alan Turing Way edge is required to enable the provision of the green screen to the Compound Area. The Compound Area is of a scale which is required to support the proposed arena and will include a series of enclosures for operational support, including occasional support vehicle parking and waste management. The green screen provides screening to these less-attractive uses. In the interest of safety the green screen separates the podium from traffic, providing a required standoff from Alan Turing Way, which is a critical element of the counter terrorism and security strategy for the Site. This dictates the position of the green screen and necessitates the removal of those trees. That said, the green screen has been designed to help to keep a communal green space linking with the green screen next to the existing footpath.

Whilst the building footprint and supporting hard-landscaping for access takes up the majority of the site, the Proposed Development has sought to creatively maximise soft planting into the proposals. A biodiversity green ring around the site has been incorporated through a series of green screens, planters and tree lines. To mitigate against the loss of trees on the Site, the Applicant is proposing to plant a further 67 trees as part of the development. This is a significant gain over the almost bare nature of the existing site and represents replacement at a ratio of more than 3:1. All trees are semi-mature and the proposed trees are mostly represented by native and adaptive trees. They meet the wind mitigation requirements and are also used to generate a comfortable and welcoming space for users.

The species also have an aesthetic impact on the site connecting to the surrounding context and guaranteeing a visual and ecological connection to the broader Manchester landscape. Small-leaved lime (*Tilia cordata*) trees have been specified on the podium along Alan Turing Way where existing lime trees are proposed to be removed. The tree species is the same as the existing to keep the aesthetic consistency and connection with the surroundings. The Small-leaved lime is a native species in the UK, providing a perfect habitat for insects and birds.

In summary, trees are required to be removed to Alan Turing Way to facilitate the proposals, from an operational, visual and safety perspective. However, a range of biodiversity measures are

proposed around the site to mitigate against this, including the planting of 67 new trees. Overall, this supports biodiversity gain and benefits the ecological value of the site.

I trust that the above provides some clarity with regards to the removal of trees to Alan Turing Way and the mitigation proposed in response. Should you have any further questions with regards to this, then please feel free to contact myself or Laura Feekins (lfeekins@deloitte.co.uk / +44 161 455 6324).

Kind Regards

Jennifer Chatfield

Planner | FA - Real Estate | Deloitte LLP