

ASSOCIATED DOCUMENTS :

This Tree Constraints Plan should be read in conjunction with the [Tree Survey and Constraints Report - 6943.001 Our Town Hall Project Tree Survey and Constraints Report \(May 2018\)](#) and the [Intrusive Survey Report \(August 2018\)](#) produced by The Environmental Partnership which details tree condition, life expectancy and it's contribution to amenity.

TREE WORKS NOTES:

All felling and tree surgery is to be carried out by an Arboricultural Association approved contractor. All operations are to be carried out in accordance with BS3998:2010 Recommendations for tree work and N.P.T.C certification guidelines.

METHOD STATEMENT:

Tree felling and surgery works are to be carried out prior to the commencement of main construction works. Once complete, approved hoarding is to be erected around the construction area. This hoarding is to be sited outside the canopy extents of retained trees and is to remain outside the canopies throughout the contract period. This fencing shall not be removed or repositioned without the prior written permission of the LPA.

Under no circumstances should materials, vehicles, equipment, diesel or spoil be stored within the canopy of retained trees. Similarly no excavations for services or other construction activities are to be carried out within the protected zone unless approved in writing from the LPA.

Note:

-Tree felling should not be undertaken through the months of March to August unless agreed with the local planning authority due to the nesting birds season.

-If the program of works clashes with these dates then any trees in question should be heavily pruned to reduce the chance of nesting during the above months.

-All tree removal and excavation works should be undertaken in accordance with the Lendlease Scope of Works document (WP42011.07).

6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.2 Barriers and ground protection

6.2.1 General  
6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of

6.2.2 Barriers

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use is part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

6.2.3.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

7.2 Avoiding physical damage to the roots during demolition or construction

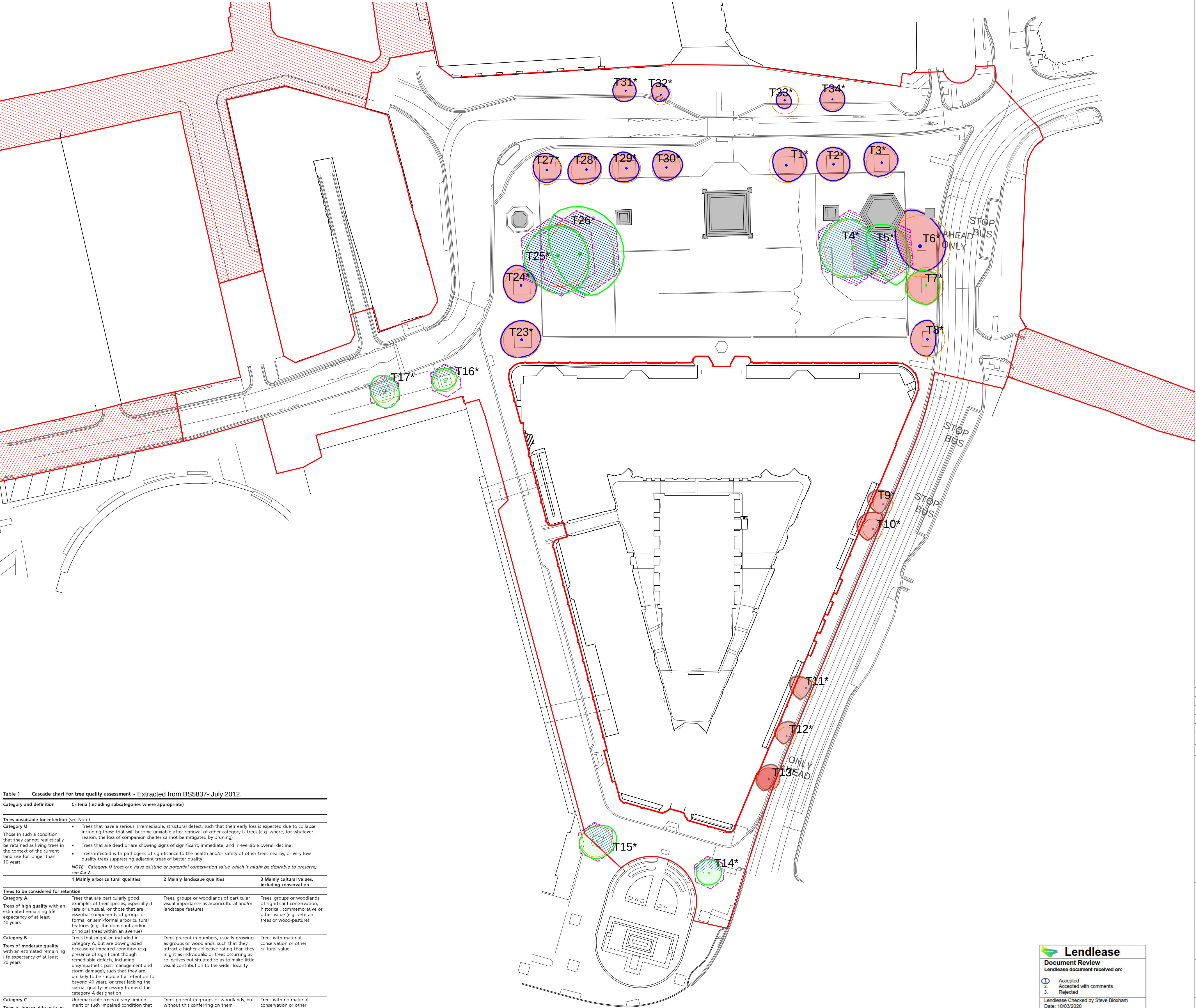
7.2.1 To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the RPA might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

7.3 Tree protection during demolition

7.3.1 Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious contact between demolition plant and the tree(s). In some cases, working space may be provided by temporarily tying back tree branches. Pruning or tying should be undertaken in accordance with a specification prepared by an arboriculturist.  
*NOTE: The local authority will be able to advise whether the trees are under statutory protection such that consent for tree works might be required.*

7.3.2 When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed (see 6.2.3), to protect the underlying soil to the edge of the existing structure.

7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as 'top down, pull back').



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- NOTES
1. This drawing is for the design.
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  3. All dimensions are in millimetres unless otherwise stated.
  4. All drawings are to be drawn to the design.
  5. The dimensions of materials must be checked to ensure they are correct.
  6. This drawing is for the design.
  7. This drawing is for the design.

KEY

BOUNDARIES

Red Line Boundary

Section 278 Works

Existing Trees to be removed (red fill)

Refer to categories below (outline colour)

Existing Trees to be retained (green fill)

Refer to categories below (outline colour)

Root Protection Area

PROPOSED

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

CATEGORY A: High Quality

(green outline)

CATEGORY B: Moderate Quality

(blue outline)

CATEGORY C: Low Quality

(grey outline)

CATEGORY U: Unsuitable for Retention

(brown outline)

Tree Reference Code To Tree Survey

\* refers to trees located within Albert Square conservation area

Tree protection fencing

Alignment as per BS 5837:2012 Trees in relation to construction. See text. For any works within the fence line refer to arboricultural method statement

Hand dig only area

Written arboricultural method statement required prior to commencing works on site. Requires approval from arboriculturist and landscape architect

NOTE: This drawing should be read in conjunction with the respective Tree Survey and Constraints Report - 6943.001 Our Town Hall Project Tree Survey and Constraints Report (May 2018) and 6943.003 Intrusive Survey Report carried out by TEP on 28th August 2018

NOTE: Contractor to allow for remedial works to retained existing mature plane trees as part of works including:

general hand pruning to improve general shape, crown lifting and low hanging branches below 4m, removal of deadwood. Works to be carried out by approved tree surgeon.

Landscape Architect and MCC Tree Officer to be notified prior to works being carried out to agree extent of work on site.

|          |          |                           |       |       |
|----------|----------|---------------------------|-------|-------|
| 06       | 25/02/20 | Construction Status Issue | SR    | MS/KR |
| 05       | 14/11/19 | Refer to revision notes   | SR    | MS/KR |
| 04       | 08/07/19 | Stage 4 Issue             | SR    | MS/KR |
| 03       | 05/07/19 | Stage 4 Issue             | SR    | MS/KR |
| 02       | 24/05/19 | Stage 3 + Issue           | SR    | MS/KR |
| 01       | 30/11/18 | Stage 3 Issue             | SR    | MS/KR |
| Revision | Date     | Description               | Drawn | Appr. |



Planit I.E. Limited

E: info@planit-ie.com

W: planit-ie.com

MANCHESTER

2 Back Grafton St., Altrincham, WA14 1DY

T: 0161 928 9281

LONDON

Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX

T: 0207 253 5678

LIVERPOOL

No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL

T: 0151 705 6746

Client Manchester City Council

Project Our Town Hall

Drg Title Tree Retention & Removal Plan

Created on 19.09.18 Created by SR Approved by MS/KR

Scale 1:250 Size A1 Workstage Stage 5

Drg No. OTH-PLA-EE-ES-DWG-L-1006 Suitability S4 Revision 06