



Outlook

Land At The Former Burnage Cricket Mauldeth Road Manchester - 142311/FO/2025

From [REDACTED]
Date Mon 07/04/25 7:50 AM
To Steven Mccoombe [REDACTED]
Cc [REDACTED]

Good morning,

Land At The Former Burnage Cricket Mauldeth Road Manchester - 142311/FO/2025

I have viewed the relevant documents and my comments are as follows:

This site has two Cat A trees within influencing distance of the proposed development (T5 belongs to MCC) and therefore our focus is to ensure that these trees are adequately protected during the development and any excavation works.

The applicant has submitted and AIA which I have viewed and pasted the following information:

*2.0 Arboricultural Impact Assessment**2.1 Area for proposed development*

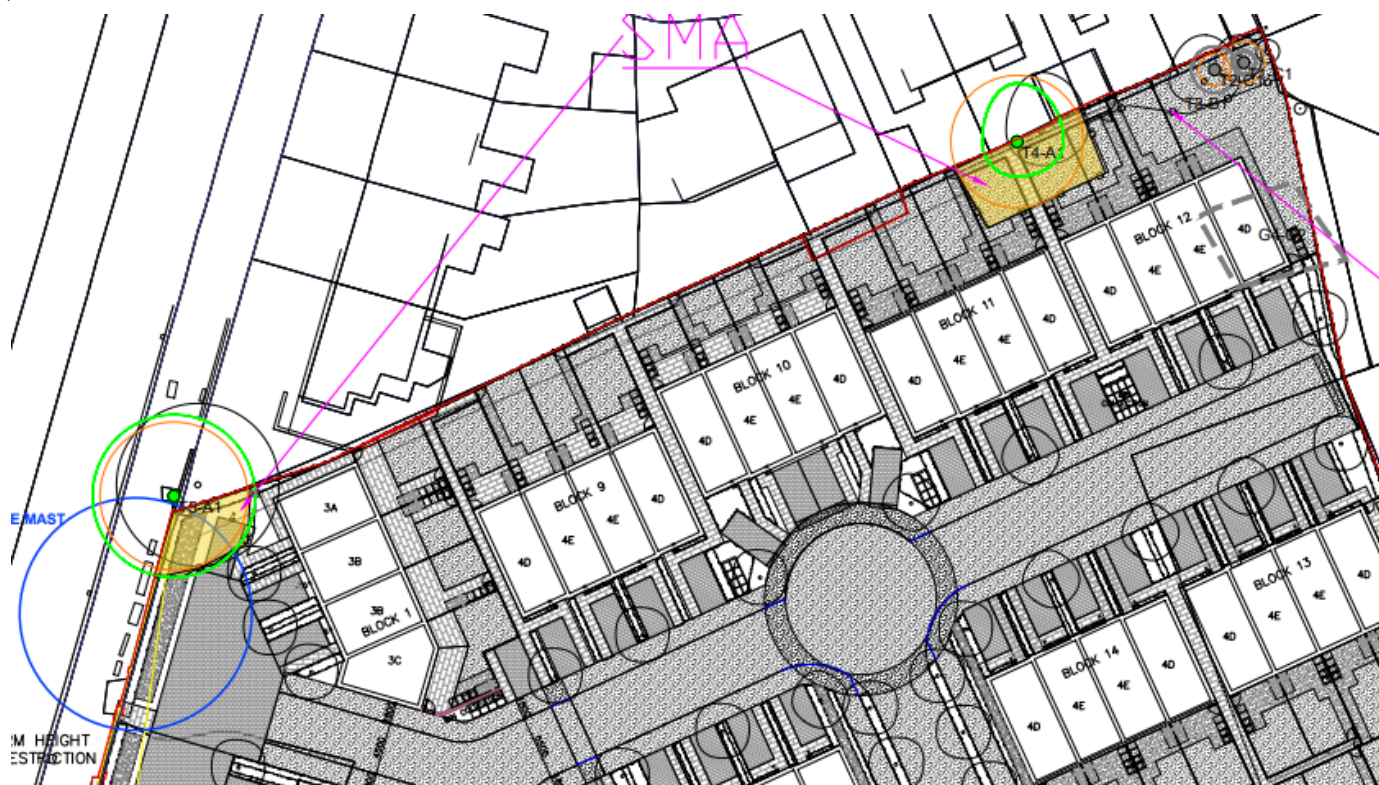
2.2 The proposed development has been embedded within the Tree Constraints Plan which indicates the following developments associated with this site to have an arboricultural impact:

- New surfacing (including existing surface removal) in the vicinity of retained trees.*
- Installation of proposed development infrastructure requiring tree removal*

*2.3 The arboricultural impacts of these items have been identified below.**2.3.1 Access alignments and new surfacing (including existing surface removal) in the vicinity of retained trees.*

New surfacing in the RPA of T1, T2, T3, T4 and T5 is within a designated Special Measure Area (SMA) and construction of this can only be proposed as 'no dig' construction if the following items can be achieved:

- A cross section of the existing and proposed ground levels is submitted for arboriculture review.*
- A detailed engineer-based drawing specification of the no dig driveway is produced for arboriculture review*
- The California Bearing Ratio and soil structure are acquired and have undergone arboriculture review.*
- Future maintenance, water interception, pollution potential and deformation potential of the new surface is assessed.*
- No walls of any kind will be acceptable in the RPA.*
- A full AMS is needed when these matters have been managed to support a planning application which will detail sequencing, methods, materials, tree protections, personnel and a detailed supervisory timetable with the provision of compliance reporting at regular intervals. Typical no dig construction can consist of:*
 - Establishment of the California Bearing Ratio of the land in question order to inform engineers of type and capacity of load bearing cellular confinement system to be used.*



We would require a condition to be put on this site to ensure the use of a no dig cellular confinement system within the RPA's of T4 and T5.

All works within the RPA's of retained trees, must be carried out in strict accordance with BS:5837.

Any tree protection measures required, should be put in place before any intrusive works are started and the fencing must not be moved unless supervised by a qualified arboricultural consultant.

The proposed site plan shows the addition of several new trees, however, I was unable to locate a detailed landscaping plan that included proposed species and sizes. Please can the mitigation planting plan be conditioned as part of this development.

Kind regards

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