



Arboricultural Impact Assessment

in Relation to Proposed Multiple Storey Development at



**Sparkle Street,
Manchester, M1 2NA**

Prepared by:

Bowland 
Tree Consultancy Ltd

July 2023

Rev. B

ARBORICULTURAL IMPACT ASSESSMENT SPARKLE STREET, MANCHESTER

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**ARBORICULTURAL IMPACT ASSESSMENT
SPARKLE STREET, MANCHESTER**

PROJECT DETAILS

Project No.: BTC2723

Site: Sparkle Street, Manchester, M1 2NA

Agent for Client: Foras (Sparkle Street) Limited

Council: Manchester City Council

Survey Date: 10 May 2023

Surveyed by: Ryan Gledhill FdSc MArborA

Prepared by: Ryan Gledhill FdSc MArborA & Joseph Lambert BSc(Hons) FdSc MArborA MICFor

Checked by: Joseph Lambert BSc(Hons) FdSc MArborA MICFor

Date of Issue: 10 September 2024

Version No: 3

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL							
Site:		Sparkle Street, Manchester, M1 2NA					
Agent:		Foras (Sparkle Street) Limited					

Surveyor:	Ryan Gledhill FdSc MArborA
Survey Date:	10 May 2023
Job Reference:	BTC2723

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T1	Common Hazel	5	6x160 (ms)	N E S W	3.5 3.5 3.5 3.5	0.5 4	SM	G	▪ Growing within narrow soft surface area adjacent to public footpath. ▪ Multi-stemmed from base. ▪ Previous crown lift pruning to a height of 3.5m. ▪ Canopy in contact with boundary security fence.	▪ Remove tree to develop site as proposed. ▪ Compensate for tree's removal through provision of new tree planting as component of a landscaping scheme, in agreement with Local Planning Authority (LPA).	10+	C1	69	4.7
T2	Norway Maple	12	460#	N E S W	6 5 4 6	2.5-W 5	SM	G	▪ Viewed from public footpath. ▪ Growing within narrow soft surface area, approximately <200mm from boundary security fence north and 2m from commercial building south. ▪ Bifurcates at a height of 2.5m. ▪ Previous crown lift pruning to a height of 5m. ▪ Canopy in significant contact with commercial building.	▪ Remove tree to develop site as proposed. ▪ Compensate for tree's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	10+	C1	96	5.52
T3	Norway Maple	12	280#	N E S W	4.5 4 3.5 3	3-N 5	SM	M	▪ Viewed from public footpath. ▪ Growing within narrow soft surface area between boundary security fence and commercial building. ▪ Bifurcates at a height of 3m. ▪ Moderate canopy suppression west by neighbouring tree T1. ▪ Canopy in significant contact with commercial building.	▪ Remove tree to develop site as proposed. ▪ Compensate for tree's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	10+	C1	35	3.36
T4	Norway Maple	15	490	N E S W	5.5 5 4 5	2-N 6	EM	G	▪ Growing within 3m wide verge between public footpath and commercial building. ▪ Previous crown lift pruning to a height of 5m. ▪ Southern canopy spread in contact with commercial building.	▪ Remove tree to develop site as proposed. ▪ Compensate for tree's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	20+	B1/2	109	5.88
T5	Rowan	9	220	N E S W	2 2 2 1	5-E 5		M	▪ Heavy crown lift pruning to a height of 5m. ▪ Significant suppression west by neighbouring tree T4. ▪ Canopy in contact with commercial building. ▪ Signs of a significant reduction in vitality.	▪ Remove tree to develop site as proposed. ▪ Compensate for tree's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	10+	C1	22	2.64

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²:	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
# (Estimated Dimensions):	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL							
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Client:		Foras (Sparkle Street) Limited					

Surveyor:	Ryan Gledhill FdSc MArborA
Survey Date:	10 May 2023
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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)		
T6	Rowan	7	220	N E S W	2.5 1 2.5 3.5			M	▪ Heavy crown lift pruning to a height of 5m. ▪ Significant suppression east by neighbouring tree T7. ▪ Canopy in contact with commercial building. ▪ Signs of a significant reduction in vitality.	▪ Remove tree to develop site as proposed. ▪ Compensate for tree's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	10+	C1	22	2.64	
T7	Norway Maple	16	1x490 1x470 (ts)	N E S W	7 6.5 5 6			EM	G	▪ Growing within dense hedge understorey, preventing a clear basal inspection. ▪ Growing within 3m wide verge between public footpath and commercial building. ▪ Bifurcates at base into acute included union. ▪ Primary unions at heights of 3m west and 4m east exhibit significant inclusions. ▪ Previous crown lift pruning to a height of 5m. ▪ Southern canopy spread in contact with commercial building. ▪ Moderate deadwood to 60mm diameter and signs of a reduction in vitality within east canopy spread.	▪ Remove tree to develop site as proposed. ▪ Compensate for tree's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	10+	C1/2	209	8.15
T8	Swedish Whitebeam	5	120#	N E S W	2 2 2 2			Y	G	▪ Tree located outside site boundary. ▪ Located on neighbouring land behind 2m high hedge. ▪ Limited visibility. ▪ Previous crown lift pruning to a height of 3m. ▪ No significant development related impacts (See TIP).	▪ All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained tree, and works adjacent to trees to be conducted under supervision of a banksman under arboricultural direction, in order to ensure that adequate clearances from retained tree is maintained. ▪ No specific temporary protection measures are required to the RPA of this tree on third party land, as protection is assured by the retention of the site boundary retaining wall. As such, there is no requirement to access and install any temporary protective measures on third party land.	20+	C1	7	1.44

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL							
Site:		Sparkle Street, Manchester, M1 2NA					
Client:		Foras (Sparkle Street) Limited					

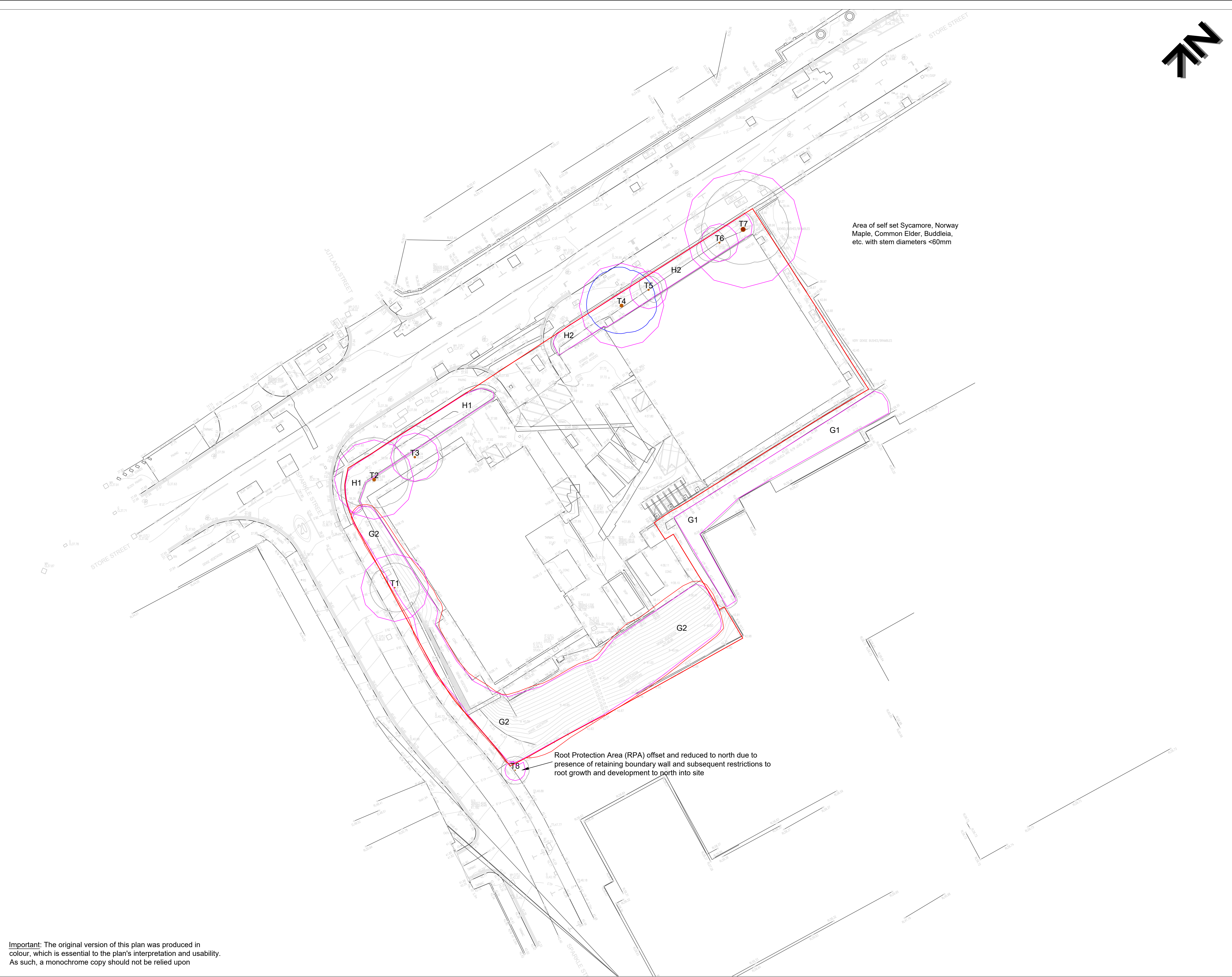
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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G1	Mixed Broadleaf Species	≤ 6	≤ 170#	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0.5 ≥ 0.5	Y	M-G	- Group located outside site boundary. - Close spaced to dense group of trees and shrubs on neighbouring land not accessed to inspect in detail. - Growing atop 4m high boundary retaining wall. - No development related impacts.	- Prune overhanging canopy back to boundary to facilitate sufficient clearance from proposed development. NB: Trees located on neighbouring third party land and, as such, works to be completed by a suitably qualified and experienced tree contractor in accordance with BS3998:2010, and from within site curtilage following prior notification of works by client/site contractor to applicable tree owners. - No specific temporary protection measures are required to the RPA of this group on third party land, as protection is assured by the retention of the site boundary retaining wall. As such, there is no requirement to access and install any temporary protective measures on third party land.	10+	C2	≤ 13	≤ 2.04
G2	Common Elder, Hawthorn, Goat Willow, Dogwood, Hazel, etc.	≤ 5	≤ 140	N ≤ 2 E ≤ 1 S ≤ 2 W ≤ 1	N/A ≥ 0	Y	G-P	- Very closely spaced group of self-seeded trees and scrub vegetation. - Boundary trees in significant conflict with boundary security fence. - Frequent instances of envelopment of boundary structure.	Remove group to develop site as proposed.	<10	U	≤ 9	≤ 1.68
H1	Hazel, Blackthorn, Pyracantha, etc.	≈ 2.5	N/A	≈ 2 wide	N/A	Y	G	Managed boundary hedge.	Remove hedge to develop site as proposed. - Compensate for hedge's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	10+	C2	N/A	≈ 0.75
H2	Hazel, Blackthorn, Pyracantha, etc.	≈ 2.5	N/A	≈ 2 wide	N/A	Y	G	Managed boundary hedge.	Remove hedge to develop site as proposed. - Compensate for hedge's removal through provision of new tree planting as component of a landscaping scheme, in agreement with LPA.	10+	C2	N/A	≈ 0.75

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- 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 category U trees (e.g. 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, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
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. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees 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	Grey
	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 150mm should be considered for relocation			



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

- Those to be Considered for Retention:
- Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
 - Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
 - Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

- Those Considered Unsuitable for Retention:
- Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The locations of the trees T9 and T14, and the locations and full extents of the groups of trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate

Root Protection Areas (RPAs):

- RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works
Tree Constraints Plan shows the existing site, trees and features. RPAs shown on this plan are to inform design stages, and their showing on this plan does not indicate where protective measures are required in the context of the site development (See Tree Impact Plan for details)

Project:
SPARKLE STREET
MANCHESTER
M1 2NA

Agent:
FORAS (SPARKLE STREET) LIMITED

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Multiple Storey Development

Scale: 1:250@A1
Date: July 2023
Drawn by: MM
Checked by: RG



Ref: BTC2723-TCP Rev: B

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Proposed multi storey development

Demolition of the existing building and construction of the development as proposed will require the removal of one individual tree of moderate quality, six trees and two hedges that have been identified as low quality, and one group identified as unsuitable for retention regardless of the development proposals

Although it will be necessary to undertake these tree removals in order to enable development of the site as proposed, it should be noted that the design evidently has sufficient inter-building space to accommodate a number of new trees, shrubs and hedges of suitable species planted in appropriate locations as part of site landscaping

Furthermore, as detailed on the proposed planting plan 1006-RFM-XX-00-DR-L-0005, supplied by the project's landscape architects re-form Landscape Architecture, 12 new trees and extensive shrub and hedge planting has been proposed as part of the development design plans

Accordingly, the provision of and adherence to the landscape proposal plan can be assured through the imposition of a suitably worded condition attached to a planning approval

All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained trees, and works adjacent to trees to be conducted under supervision of a banksman under arboricultural direction, in order to ensure that adequate clearances from retained tree's canopy is maintained

Trees T1, T2, T3, T4, T5, T6, T7, Group G2 and Hedges H1 and H2 to be removed in context of proposed development, with no subsequent temporary tree protection measures required for these trees, as they are being removed

No development related works proposed in this area

Existing retaining wall to site boundary retained with no development related works extending beyond redline boundary to north east

Overhanging shrub vegetation along east boundary to be pruned back to site boundary to facilitate works
NB: Pruning works to be completed by a suitably qualified and experienced tree contractor in accordance with BS3998:2010 and from within site curtilage following notification to applicable tree owners

There is no requirement to access third party land and install temporary protective measures to protect indicated RPAs of retained trees located on third party land. Third party tree T8 and group G1 indicated are adequately protected by retention of the site development boundary

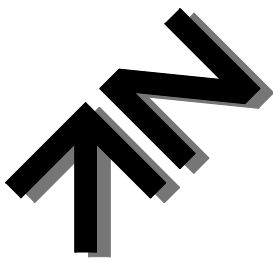
Existing retaining wall to site boundary retained with no development related works extending beyond redline boundary, and thus no tree related impacts projected beyond site boundary into group G1

Overhanging canopies of group G1 to be pruned back to site boundary to facilitate sufficient clearance from proposed development extents

Pruning works to be completed by a suitably qualified and experienced tree contractor in accordance with BS3998:2010 and from within site curtilage following notification to applicable tree owners

Rear wall of proposed new building to form new retaining feature with infill between new building and existing site retaining boundary wall to remove load bearing capacity of existing retaining wall. Temporary excavation works will be required against site boundary (but within site redline), however, no retained tree/group RPAs extend over the site boundary and thus no projected tree impacts are reasonably foreseeable from these works

Existing retaining wall to site boundary retained with no development related works extending beyond redline boundary. RPA of tree T8 largely outside of site development area, with no subsequent foreseeable RPA impacts from works within site boundaries. Area of RPA of tree T8 that is outside development site boundary is adequately excluded from proposed works by development site boundary and, as such, no temporary protective measures are required to protect the RPA of this tree on third party land. As such, there is no requirement for the client to access neighbouring third party land to install temporary tree protection measures, as the site development boundary adequately excludes development works from the offsite RPA shown



KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The locations of the trees T9 and T14, and the locations and full extents of the groups of trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate
Note 2: Trees with their identifying numbers labelled in grey and RPAs denoted with a dashed magenta line are proposed for removal in the context of the proposed development

Root Protection Areas (RPAs): Retained Trees

- RPAs of Retained Trees
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works
NB: No indicated RPAs extend within the development site boundaries and, as such, no specific temporary protective measures are required to the RPAs of any of the retained third party trees. Protection of the RPAs of these trees is assured by the retention of the site boundary retaining wall that will adequately exclude all foreseeable development works from RPAs on third party land

Root Protection Areas (RPAs): Removed Trees

- RPAs of Removed Trees
RPAs of trees to be removed in the context of the proposed development denoted with dashed magenta lines and, as such, no protective measures are required around the RPAs of these trees, as they are being removed

List of Trees/Groups/Hedges to be Removed in the Context of the Proposed Development

Trees:
T1, T2, T3, T4, T5, T6, T7
Groups:
G2
Hedges:
H1, H2

Project:

SPARKLE STREET
MANCHESTER
M1 2NA

Agent:

FORAS (SPARKLE STREET) LIMITED

Title:

TREE IMPACT PLAN

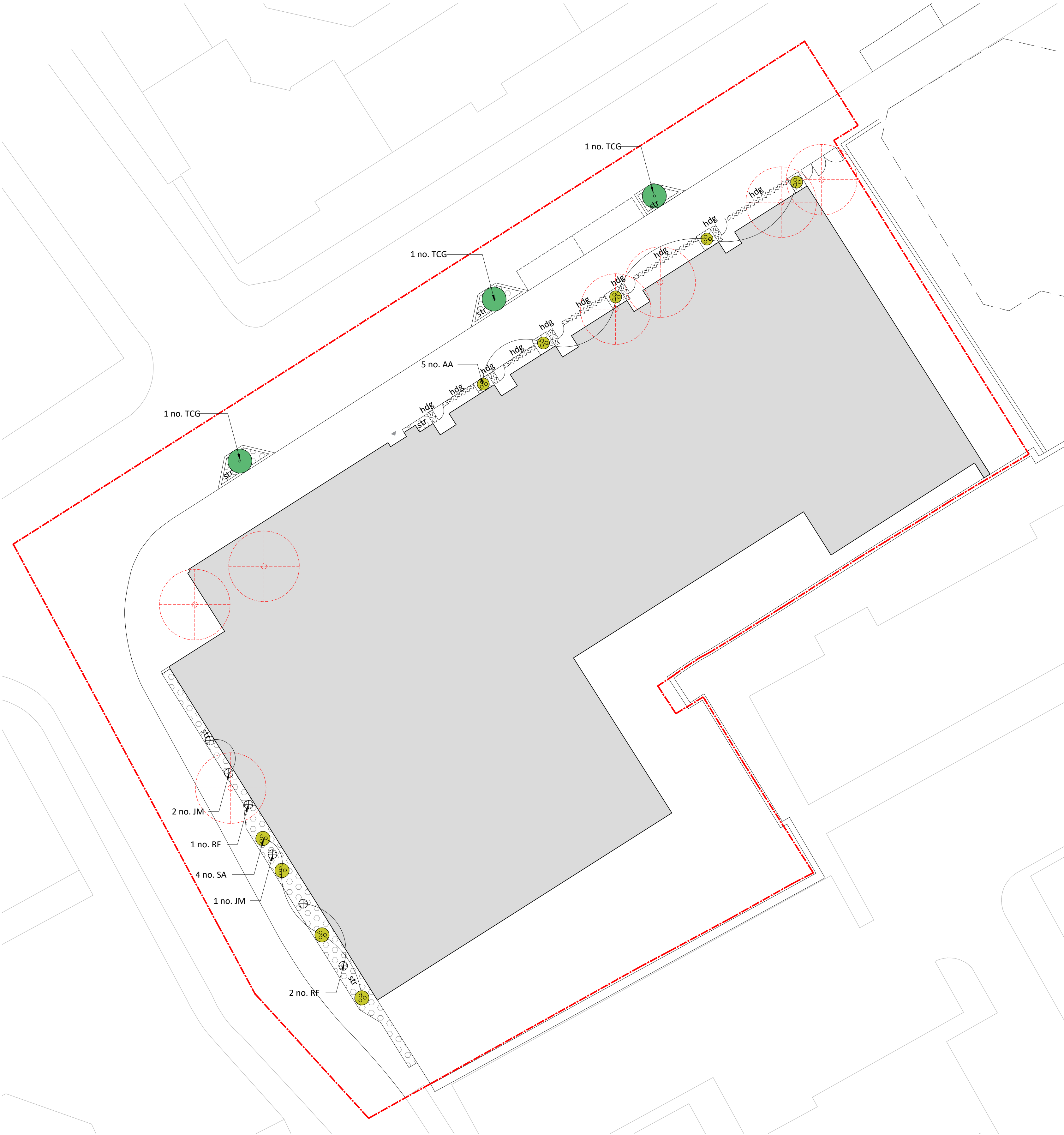
in Relation to Proposed Multiple Storey Development

Scale: 1:250@A1
Date: July 2023
Drawn by: RG
Checked by: JL



Ref: BTC2723-TIP

Rev: B



TREE PLANTING

Quantity	ID	Botanical Name	Common Name	Root condition	Overall height (cm)	Form	Girth (cm)	Specification
5	AA	Amelanchier arborea 'Robin Hill'	Juneberry	C	min. 250-300	MS	N/A	min. 3 stems
4	SA	Sorbus aucuparia	Rowan	C	min. 250-300	MS	N/A	min. 3 stems
3	TCG	Tilia cordata 'Greenspire'	Smalled leaved lime	C*	min. 300-350	EHS	14-16	1.5m clear stem
TOT. 12	EHS = Extra Heavy Standard; C* = Container (contractor can consider bare root if trees planted in growing season).							

FEATURE SHRUBS PLANTING

Quantity	ID	Botanical Name	Common Name	Root condition	Height (cm)	Form
3	JM	Juniperus x media 'Old Gold'	Juniper	BR	60-80cm	bushy, min.3 stems
3	RF	Rosa 'Frau Dagmar Hastrup'	Shrub rose	BR	60-80cm	bushy, min.3 stems
6	STD = Standard; EHS = Extra Heavy Standard; SEL STD = Selected Standard; MS = Multi-stem; BR = Bare Root; RB = Root Ball; C* = Container (contractor can consider BR if trees planted in growing season).					

STREET PLANTING - TYPICAL MIX - approx. 75m²

Quantity	Botanical Name	Common Name	Root condition	Pot Size	% Mix	Density
38	Alchemilla mollis	Lady's mantle	C	min. 2l	10%	5/m ²
38	Astilbe 'Deutschland'	False goat's beard	C	min. 2l	10%	5/m ²
38	Carex Ice Dance	Sedge	C	min. 2l	10%	5/m ²
38	Dryopteris erythrosora 'Brilliance'	Copper shield fern	C	min. 2l	10%	5/m ²
53	Geranium macrorrhizum 'Czakov'	Cranesbill	C	min. 2l	10%	7/m ²
38	Hakonechloa macra	Japanese forest grass	C	min. 2l	10%	5/m ²
19	Liriope muscari	Lilyturf	C	min. 2l	5%	5/m ²
53	Luzula nivea	Snowy woodrush	C	min. 2l	10%	7/m ²
38	Polystichum aculeatum	Hard shield fern	C	min. 2l	10%	5/m ²
11	Sarcococca hookeriana var. humilis	Dwarf sweet box	C	min. 2l	5%	3/m ²
8	Skimmia x confusa 'Kew Green'	Skimmia	C	min. 2l	5%	2/m ²
19	Vinca minor f. alba 'Gertrude Jekyll'	Lesser periwinkle	C	min. 2l	5%	7/m ²
Note: plant in odd groups of 3 to 7 plants per species; C= Container.					100%	-

HEDGE PLANTING - approx. 271m

Quantity	Botanical Name	Common Name	Root condition	Form	Height (cm)	% Mix
68	Ilex crenata	Japanese holly	C*	bushy, min.3 stems	120-150cm	100
TOT. 68	To be planted in single row at 400mm centre. C* = Container (contractor can consider bare root if hedge planted in growing season).					100%

- Notes
- All dimensions in mm, unless otherwise stated.
 - Scaling from drawing if printed incorrectly may lead to errors.
 - All information outside red line boundary shown for contextual purpose only.
 - All hatch patterns are indicative only unless stated otherwise.
 - This drawing is to be read in conjunction with all re-form landscape architecture documentation AND all relevant documentation from the design team.
 - Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
 - All proprietary products shall be installed in strict accordance with manufacturers written instructions. Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Levels & Drainage design and Infrastructure
 - Lighting and ducting.
 - Existing & proposed utilities
 - Plant quantities are to suit site areas in accordance with scheduled plant densities.
 - Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

Key

- Planning application boundary
- Proposed building
- Existing tree to be removed
- Proposed tree in soft landscape
- Proposed small multi-stem tree
- Proposed feature shrub
- Proposed street planting mix
- Proposed hedge planting mix

26.07.23	Feature shrubs removed from planting mix and added as labelled items in planting on Sparkle Street.	EDR	EDR	DL	P02
Date	Description of revision	Drawn by	Checked by	Approved by	Revision

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Project
SPARKLE STREET, MANCHESTER
RF23-1006

Client
CENTRAL & URBAN - JRL

Document title
PLANTING PLAN 1 OF 2
GROUND LEVEL

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Status
FOR REVIEW AND COMMENT

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S3

Revision
P02