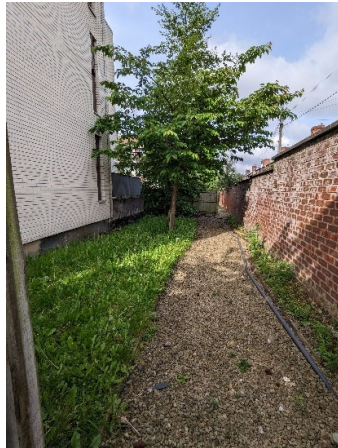


12357 Victoria Point, Manchester – Tree removals and replanting strategy

Existing Trees

There are 139 existing trees on the site. The Arboricultural Impact Assessment identifies the most important trees as the Grade B trees, particularly those lining Bax Road and Hathersage Road. Trees close to Blocks 1 and 2 also have value due to the visual amenity they provide as a group. In other areas, it is noted that trees have been planted very close to buildings and in some instances the tree species planted will grow too big for the available space. This risks their long-term retention on site.



Tree planted too close to building



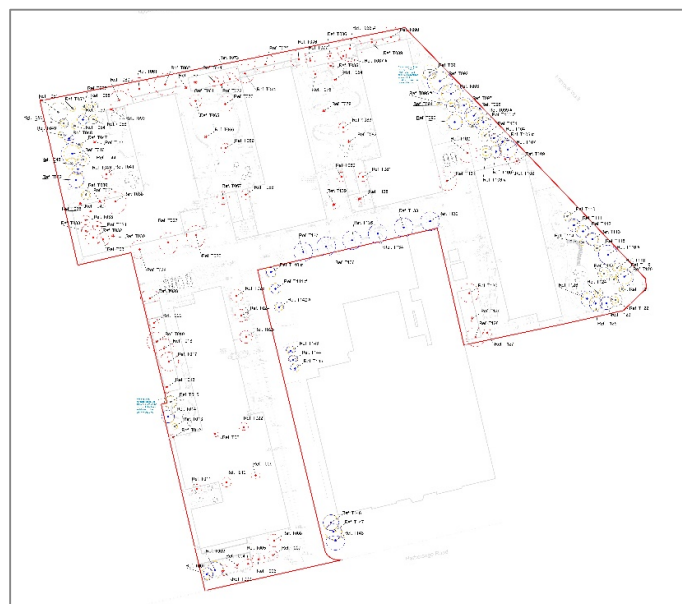
Trees to perimeter of Victoria Baths



Trees to Hathersage Road frontage

Tree Removals

78 will require removal to facilitate the development; 36 Grade B trees, 14 Grade C trees and 1 Unclassified tree. The Arboricultural Impact Assessment identifies the locations of the trees targeted for removal. Most of the tree removals stem from the incursion of proposed building footprints, with changes in ground levels a secondary impact.



Tree Removals Plan

Tree Reference

- T Individual Tree
- G Group of Trees
- H Hedge
- W Woodland group of Tree
- # The position of the tree stem has been estimated

Tree categorisation

- Category A Tree Canopy
- Category B Tree Canopy
- Category C Tree Canopy
- Category U Tree Canopy
- RPA
- Tree(s) to be removed

Base Layout

- Redline Boundary

The 3:1 replanting ratio applied by Manchester City Council as mitigation for tree removal does not appear in published form anywhere. Typically, other local authorities will insist that removal of trees Grade B or above is mitigated therefore our interpretation is to ensure that Grade B losses are adequately mitigated within the site.

Tree Replanting Strategy

The plan below is a composite drawing which overlays the tree constraints plan, tree removals, extent of built form (existing and proposed) landscape proposals and below ground utilities surveys. The extent of Root Protection Areas to existing trees and the presence of underground utilities and their easements places a considerable constraint on the available space for new tree planting. Wherever feasible, new tree planting has been incorporated to ensure that the amenity and biodiversity impacts of any losses are adequately mitigated. New tree planting is concentrated to the west and east of the site to supplement existing tree groups that provide visual amenity within these greenspaces. Amenity planting is also located within the central courtyards and adjacent Hathersage Road. Unfortunately, the presence of multiple utilities within Bax Road and the restrictions to planting within easements imposed by the utilities companies prevents meaningful tree planting in this zone.

This is a complex technical site plan or survey map. It features a dense network of red lines forming a boundary around several irregularly shaped areas labeled BLOCK 1 through BLOCK 6. Within and outside these blocks are numerous circular points, each accompanied by a reference label such as "Ref T001", "Ref T002", "Ref T003", etc., up to "Ref T125". Some points are also labeled with numbers like "1001", "1002", "1003". The map includes various colored overlays: green shaded regions, blue dashed circles, and red solid lines. There are also smaller text annotations and symbols scattered throughout, possibly indicating specific types of vegetation or structures. At the bottom right, the words "FATHERS ROAD" are visible, suggesting the map's location relative to a major thoroughfare. The overall appearance is that of a professional engineering or planning document used for land management or construction purposes.

2/2