# Arboricultural Impact Assessment

in Relation to Proposed Permanent Food and Retail Area at



## Hatch, Oxford Road, Manchester, Greater Manchester, M1 7ED

Prepared by:

Bowland Tree Consultancy Ltd

March 2024

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## PROJECT DETAILS

| | |
|---|---|
| **Project No.:** | BTC2911 |
| **Site:** | Hatch, Oxford Road, Manchester, M1 7ED |
| **Client:** | Danieli Group |
| **Council:** | Manchester City Council |
| **Survey Date:** | 30 January 2024 |
| **Surveyed by:** | Ryan Wilson BSc(Hons) FdSc MArborA |
| **Prepared by:** | Ryan Wilson BSc(Hons) FdSc MArborA |
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| **Date of Issue:** | 14 March 2024 |
| **Version No:** | 1 |

**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 ASSESSMENT | |
|---|---|
| **Site:** | Hatch, Oxford Road, Manchester, Greater Manchester, M1 7ED |
| **Client:** | Danieli Group |

| | |
|---|---|
| **Surveyor:** | Ryan Wilson BSc(Hons) FdSc MArborA |
| **Survey Date:** | 30 January 2024 |
| **Job Reference:** | BTC2911 |



| 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 | London Plane | 15 | 490 | N<br>E<br>S<br>W | 5.5<br>4<br>4<br>4 | 4-W<br>8 | M | G | ▪ Tree located within tree planter/bench.<br>▪ Historically pollarded with regrowth present.<br>▪ All trees growing with restricted rooting areas within wooden seating.<br>▪ Wires and lights occluded into stems | ▪ Retain tree in context of proposed development.<br>▪ Ensure protection of tree throughout installation of food and retail units through establishment of a Construction Exclusion Zone (CEZ) in accordance with appended specification as indicated on the Tree Impact and Protection Plan (TIPP).<br>▪ Prune tree to attain a crown clearance of approximately 6m above ground level to facilitate the installation of the proposed food and retail units. NB: All tree pruning works to be undertaken by a suitably qualified and experienced tree contractor in accordance with BS3998:2010. | 20+ | B1 | 109 | 5.88 |
| T2 | London Plane | 15 | 680 | N<br>E<br>S<br>W | 4<br>4.5<br>6<br>4 | 4-W<br>8 | M | G | ▪ Tree located within tree planter/bench.<br>▪ Historically pollarded with regrowth present.<br>▪ All trees growing with restricted rooting areas within wooden seating. .<br>▪ Wires and lights occluded into stems | ▪ Retain tree in context of proposed development.<br>▪ Ensure protection of tree throughout installation of food and retail units through establishment of a CEZ in accordance with appended specification as indicated on the TIPP.<br>▪ Prune tree to attain a crown clearance of approximately 6m above ground level to facilitate the installation of the proposed food and retail units. NB: All tree pruning works to be undertaken by a suitably qualified and experienced tree contractor in accordance with BS3998:2010. | 20+ | B1 | 209 | 8.16 |

**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 exiting 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 "#" symbol

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL | |
|---|---|
| **Site:** | Hatch, Oxford Road, Manchester, Greater Manchester, M1 7ED |
| **Client:** | Danieli Group |

| | |
|---|---|
| **Surveyor:** | Ryan Wilson BSc(Hons) FdSc MArborA |
| **Survey Date:** | 30 January 2024 |
| **Job Reference:** | BTC2911 |



| No. | Species | Height | Stem Diam. | Branch Spread | | Branch & Canopy Clearances | Life Stage | PC | General Observations and Comments | Management Recommendations | ERC | Cat. Grade | RPA ($m^2$) | RPA Radius (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T3 | London Plane | 15 | 580 | N<br>E<br>S<br>W | 4<br>6<br>5<br>3.5 | 4-W<br>8 | M | G | ▪ Tree located within tree planter/bench.<br>▪ Historically pollarded with regrowth present.<br>▪ All trees growing with restricted rooting areas within wooden seating.<br>▪ Wires and lights occluded into stems | ▪ Retain tree in context of proposed development.<br>▪ Ensure protection of tree throughout installation of food and retail units through establishment of a CEZ in accordance with appended specification as indicated on the TIPP.<br>▪ Prune tree to attain a crown clearance of approximately 6m above ground level to facilitate the installation of the proposed food and retail units. NB: All tree pruning works to be undertaken by a suitably qualified and experienced tree contractor in accordance with BS3998:2010. | 20+ | B1 | 152 | 6.96 |
| T4 | London Plane | 15 | 490 | N<br>E<br>S<br>W | 4.5<br>6<br>4<br>3.5 | 4-W<br>8 | M | G | ▪ Tree located within tree planter/bench.<br>▪ Historically pollarded with regrowth present.<br>▪ All trees growing with restricted rooting areas within wooden seating.<br>▪ Wires and lights occluded into stems | ▪ Retain tree in context of proposed development.<br>▪ Ensure protection of tree throughout installation of food and retail units through establishment of a CEZ in accordance with appended specification as indicated on the TIPP.<br>▪ Prune tree to attain a crown clearance of approximately 6m above ground level to facilitate the installation of the proposed food and retail units. NB: All tree pruning works to be undertaken by a suitably qualified and experienced tree contractor in accordance with BS3998:2010. | 20+ | B1 | 109 | 5.88 |
| T5 | Sycamore | 15 | 400 | N<br>E<br>S<br>W | 5<br>4.5<br>4<br>6.5 | 3-E<br>3 | EM | G | ▪ Tree growing in planting pit with tarmac up to stem base.<br>▪ Historic vandalism evident on lower stem.<br>▪ Crown biased towards road.<br>▪ No projected impacts from development works. | ▪ Retain tree in context of proposed development. | 20+ | B1 | 72 | 4.8 |

# 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**<br><br>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)<br>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>▪ 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<br>*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.* | | | Red |
| | **1. Mainly arboricultural qualities** | **2. Mainly landscape qualities** | **3. Mainly cultural values, including conservation** | |
| **Trees to be considered for retention** | | | | |
| **Category A**<br><br>**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**<br><br>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**<br><br>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 | | | |

| GENERAL WORKS RECOMMENDATIONS FOR TREE IMPACT ASSESSMENT | |
|---|---|
| **Site:** | Hatch, Oxford Road, Manchester, Greater Manchester, M1 7ED |

| | |
|---|---|
| **Client:** | Danieli Group |
| **Job Reference:** | BTC2911 |

## General Recommendations in Respect of Works around Trees

- Any tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the erection of the Temporary Protective Fencing.
- Any tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6.0 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TIPP.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within RPAs, unless specifically detailed and agreed with the LPA tree officer.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the RPAs, other than as detailed and agreed with the LPA tree officer.
- All construction equipment and materials should be stored outside RPAs.
- No fires should be lit within 15.0m of any tree crown.
- Deliveries by crane should be supervised by the Site Manager, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10.0 of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Project Tree Consultant and the Tree Officer.

# - TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

**Construction Exclusion Zones (CEZs)**, shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

**– TREE PROTECTION AREA –**
**KEEP OUT!**

**(TOWN & COUNTRY PLANNING ACT 1990)**
**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

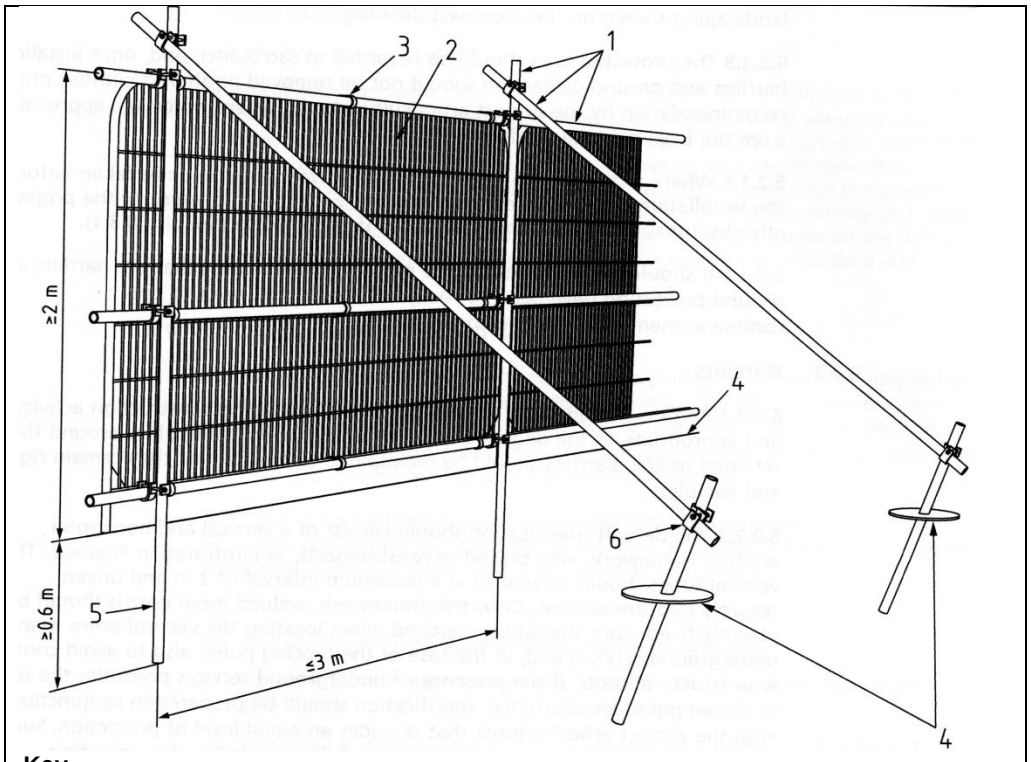
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

**ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

**Type 1 (i.e. 'Default') Temporary Protective Fencing Construction** (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

Figure 2: BS5837:2012 Default specification for protective barrier



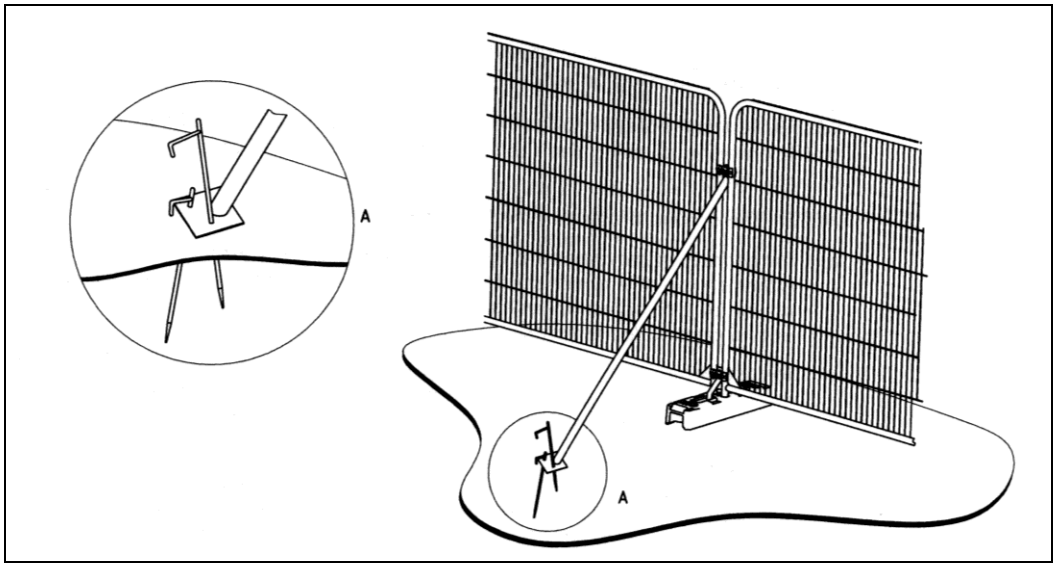

**Key**

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

**Type 2 Temporary Protective Fencing Construction** (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

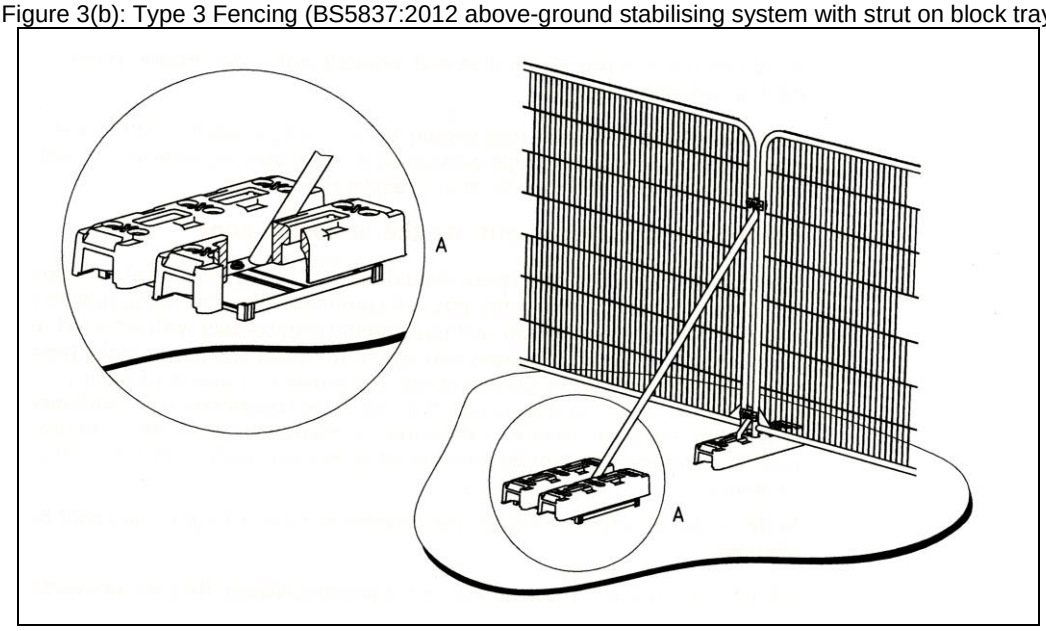
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)




**Type 3 Temporary Protective Fencing Construction** (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

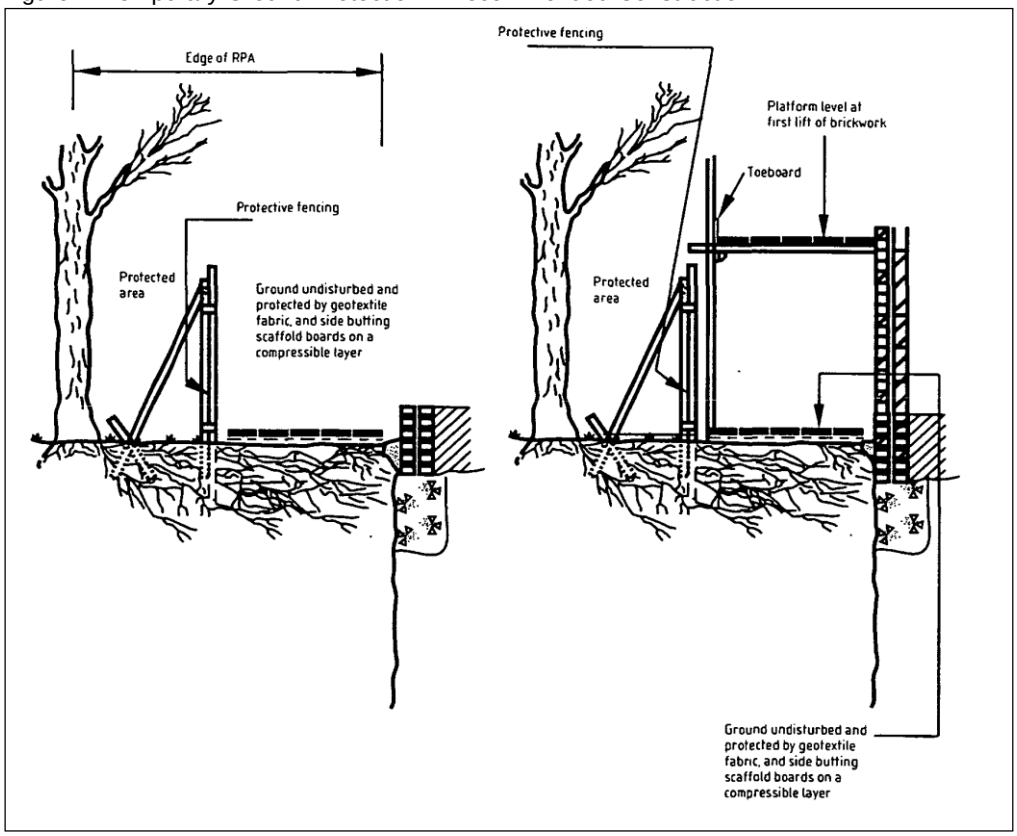
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

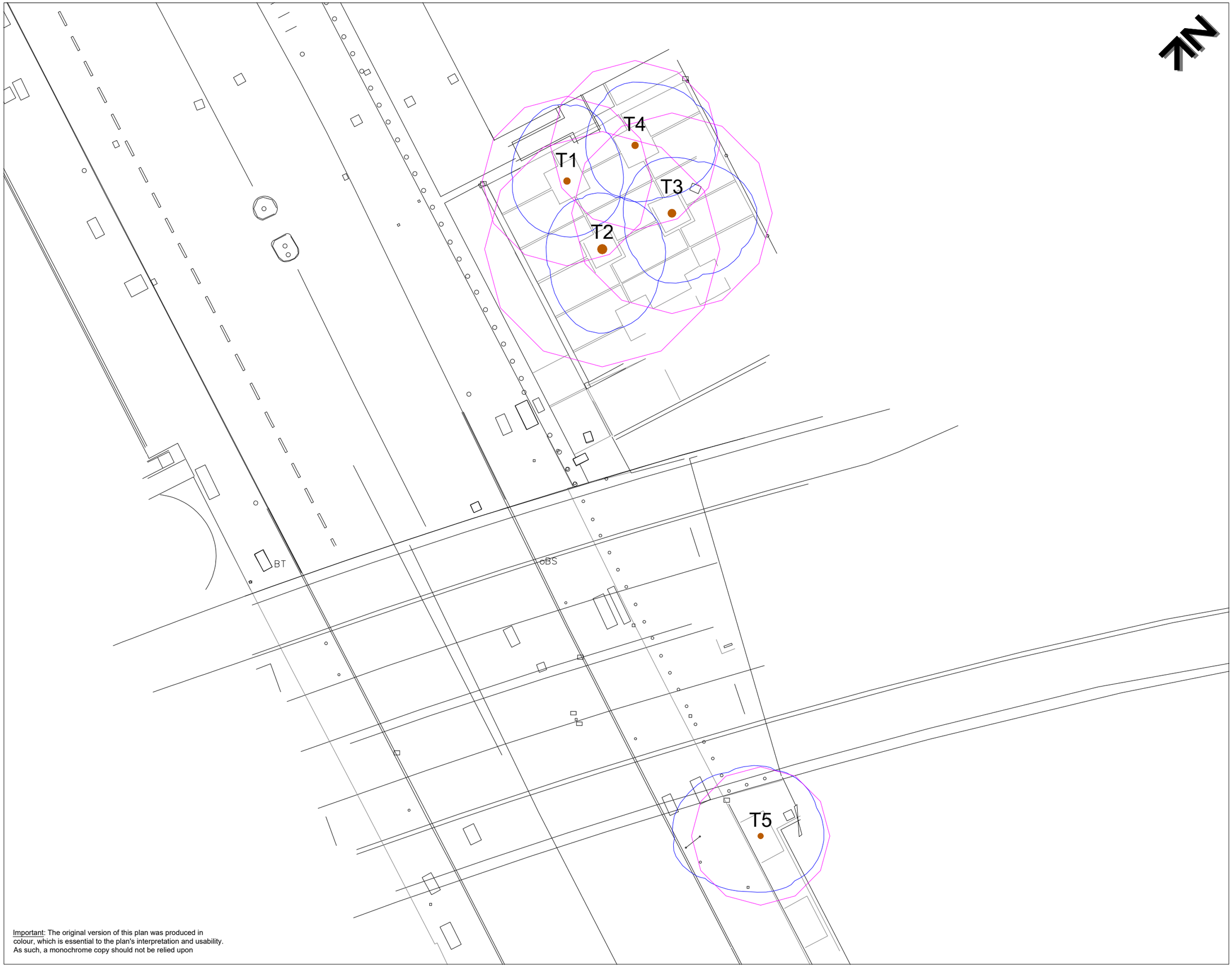



## Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction






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

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
*Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years*

Category 'B' Tree
*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*

Category 'C' Tree
*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
*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 surveyed trees were not included on the site 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. As such, the locations of these trees and 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 with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

**Project:**
HATCH
OXFORD ROAD
MANCHESTER
M1 7ED

**Client:**
DANIELI GROUP

**Title:**
**TREE CONSTRAINTS PLAN**
in Relation to Proposed Permanent Food and Retail Area

| | |
|---|---|
| Scale: | 1:250@A3 |
| Date: | February 2024 |
| Drawn by: | JT |
| Checked by: | RW |

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*t: 01772 437150*

Ref: BTC2911-TCP Rev:

Existing hard standing to be retained within RPAs with food and retail units placed atop existing ground levels and utilities routed above ground, with no subsequent excavation required within RPAs

All works to install and located retail and food units where adjacent to and below retained trees to be undertaken under supervision of banksman to ensure adequate clearance is maintained to retained tree stems and canopies

Prune trees T1-T4 to attain a crown clearance of approximately 6m above ground level to facilitate installation of the proposed food and retail units

Ensure protection of Root Protection Area (RPA) and stems through establishment of Construction Exclusion Zone (CEZ) in accordance with appended temporary fencing specification using Type 3 fencing

Sequence of installation of retail and food units to be adequately planned by main contractor to position units closest to retained trees first and working outwards to allow sufficient working space outside CEZ and around retained tree canopies

T1 T2 T3 T4 T5

Oxford Road

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

MMU Students Union

## KEY

T = Individual Tree

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
*Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years*

Category 'B' Tree
*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*

Category 'C' Tree
*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
*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 surveyed trees were not included on the site 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. As such, the locations of these trees and 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 with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

**Tree Protection Measures:**

**Construction Exclusion Zones (CEZs)**
Area(s) of Ground Around Retained Trees to be Enclosed with 'Type 3' Temporary Fencing Throughout Development Works Subject to Ground Conditions. Note: Bold Line Represents Positioning of Fencing - see Temporary Protective Fencing Specification

**Project:**
HATCH
OXFORD ROAD
MANCHESTER
M1 7ED

**Client:**
DANIELI GROUP

**Title:**
**TREE IMPACT AND PROTECTION PLAN**
in Relation to Proposed Permanent Food and Retail Area

| | |
|---|---|
| Scale: | 1:250@A3 |
| Date: | March 2024 |
| Drawn by: | RW |
| Checked by: | JL |

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Ref: BTC2911-TIPP Rev: