

From: Matthew Hargreaves

Sent: 16 April 2021 11:51

To: 'Angela Leckie' <angela.leckie@manchester.gov.uk>

Cc: Kasia Dziala <kdziala@mountanvil.com>; Barry Gardiner <bgardiner@mountanvil.com>; Ian Utley <IUtley@mountanvil.com>; Mike Woodruff <mwoodruff@mountanvil.com>; James Watson <JWatson@mountanvil.com>; Lee Marsden <lmarsden@mountanvil.com>; Matthew Pipkin <mpipkin@mountanvil.com>

Subject: RE: Planning condition update

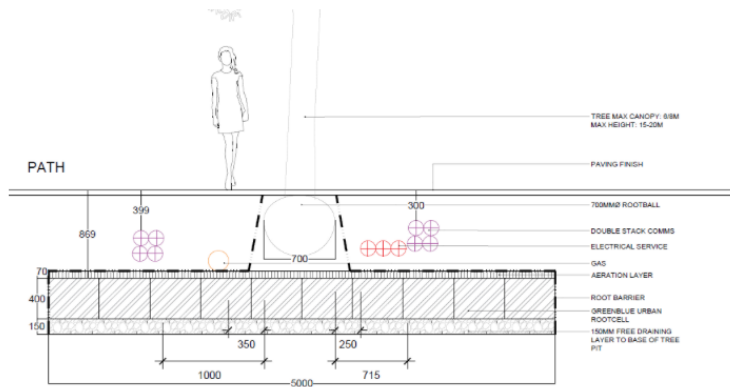
Hi Angela,

Further to the below, we have carried out quite a substantial amount of work to try and develop the pavement tree proposals and gain the necessary consents in order to undertake these works, including further investigative works on site to determine the exact location of below ground services. From this process however, we do not believe there are any feasible locations within the pavement where trees can be planted, including the 3no. proposed locations that we had previously identified unfortunately.

Having approached the utility companies, we have so far received a response from 4 of the 5 companies we have approached. Of these, 3 have consented to the works, however United Utilities have categorically stated that they will not accept the planting of a tree within 2m of their asset, despite us putting forward a robust proposal incorporating root protection measures. Their full response is attached, and you can see the dialogue between us and United Utilities where we have pushed for this, but to no avail. I also attach the United Utilities drawing to indicate the water pipe line that runs down Chorlton St, Minshull St and much of Aytoun St.

Given the area that the United Utilities pipework covers and their objection, this only leaves the corner of Chorlton St and Aytoun St whereby we have the consent of the utility providers to explore further opportunities. However, in this area, we are constrained further. Firstly, Highways have advised that we cannot place a tree within 2m of the kerb line, as this will obstruct the sightlines of traffic around the corner. Secondly, whilst this area of pavement is relatively wide, you can see from the survey overlay drawing attached, 'PAVEMENT TREES – CONSTRAINTS', that the area is heavily congested with services. We have carried out further investigation on site to check the presence of these services and from this we have confirmed that there are LV cables, traffic light cables as well as other unknown services, essentially as per the survey information. Photographs attached for info.

Therefore, this leaves potentially only one location where we have identified that the root ball for the tree may fit, which I have indicated on 'PAVEMENT TREES – CONSTRAINTS'. However, through further discussion with the ground workers, the proposed design simply cannot be achieved given the close proximity of the services and the hazard it presents. The schematic design by Exterior Architecture (screenshot below), indicates a depth of around 1.5m for the installation of the root protection measures. From our experience of installing utilities elsewhere on the scheme, this will require trench boxes to support the earth in order to work safely, given the depth and the loose nature of the material below ground. Given the close proximity of services around this location it will not be physically possible to install the trench boxes in order to safely dig down to the required depth, which therefore also means this location is not feasible.



The full set of responses received from the utility providers can be downloaded on the link below, should you wish to review.

<https://we.tl/t-RlkV9ps67C>

We can be available for a meeting to discuss further, if required.

FW: Utility Asset Protection - Chorlton Street, Manchester

← ↶ ↷



○ Doney, Jillian <Jillian.Doney@uuplc.co.uk>

Friday, 16 April 2021 at 09:44

To: ○ Ian Utley; Cc: ○ Matthew Hargreaves ✓



Download · Preview

Morning

As per our telephone conversation, UU insist on at least 2mtrs from the centre line of the pipe to the tree pit edge. If this is not feasible then a diversion will be required at the developer's expense.

Enclosed for your guidance is a United Utilities information leaflet listing the standard Conditions and Precautions to be taken when working near to United Utilities apparatus. – please refer to appendix 1 with regards to tree planting distances

Thanks

Jillian

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry <https://www.unitedutilities.com/builders-developers/> or you can email us at developerserviceswater@uuplc.co.uk



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From: Doney, Jillian

Sent: 15 March 2021 14:37

To: 'Ian Utley' <iutley@mountanvil.com>

Subject: RE: Utility Asset Protection - Chorlton Street, Manchester

Good afternoon Ian

Further to your email below any necessary disconnection or diversion required as a result of the development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains at any time, therefore restricting the construction of any building, wall, gate, planting or fence that will deny access. This includes carrying out any works incidental to any of those purposes.

The tree proposed, Betula u. j. isn't particularly aggressive and by nature most Birch tend to be surface root supported, but within a confined point likely to be to adventurous without constraint by barrier. The root barriers proposed are good and so long as installed properly and the species of tree are not substituted UU suggest a 2m offset from the centre line of the asset.

In terms of longer term tree health a 2mx2m pit may be insufficient to support the tree into maturity, so if possible, could the pit be extended to a rectangular shape, long edge parallel with the water main, to encourage supportive root growth.

Before UU can confirm no diversion works are required due to the installation of the proposed trees, you must establish the true position of these water mains, the lines and levels should be plotted onto your proposed layout, and a copy of the plan should then be sent to this office for my attention. Please note, that if damage does occur as a result of your works, the repair/replacement of the mains network/surface boxes will be fully rechargeable to yourselves.

Regards

Jillian

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From: Ian Utley [<mailto:iutley@mountanvil.com>]

Sent: 08 March 2021 13:56

To: Doney, Jillian <Jillian.Doney@uuplc.co.uk>

Subject: RE: Utility Asset Protection - Chorlton Street, Manchester

Hi Jillian,

Thanks for your email. We have waited to receive advice from all other utility providers in the vicinity before responding. We can confirm that no others have raised objection, only United Utilities.

We have then consulted with the council who own the footpath and they have insisted on the installation of the trees on their land. We have reviewed your guidance document and note item 6.6 pasted below whereby it states UU will consider the provision of specific tree root barriers where there is a need to establish trees closer to pipelines:

Re: Pavement trees

← ↶ ↷



Anthony Hagan <anthony.hagan@manchester.gov.uk>

Monday, 12 April 2021 at 15:35

To: Matthew Hargreaves; Cc: Ian Utley; Kasia Dziala; Simon Lindop; Mike Woodruff; Graham Price; Sean Lavelle ▾

Hi Matt,

If they are placed greater than 2.0m from the kerb edge that should be sufficient.

Regards,

Tony

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Anthony Hagan - Engineer, Highways
Highways Service
Manchester City Council

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From: Matthew Hargreaves <mhargreaves@mountanvil.com>

Sent: 12 April 2021 15:32

To: Anthony Hagan <anthony.hagan@manchester.gov.uk>

Cc: Ian Utley <iutley@mountanvil.com>; Kasia Dziala <kdziala@mountanvil.com>; Simon Lindop <slindop@mountanvil.com>; Mike Woodruff <mwoodruff@mountanvil.com>; Graham Price <graham.price@manchester.gov.uk>; Sean Lavelle <Sean.Lavelle@manchester.gov.uk>

Subject: RE: Pavement trees

Hi Tony,

Further to your email below, can you advise if there is a minimum distance you would advise a tree has to be located away from the kerb edge so as not to create an obstruction visually?

Thanks

Matthew Hargreaves

Technical Manager

07818 336676

mountanvil.com

From: Anthony Hagan <anthony.hagan@manchester.gov.uk>

Sent: 08 March 2021 15:42

To: Matthew Hargreaves <mhargreaves@mountanvil.com>

Cc: Ian Utley <iutley@mountanvil.com>; Kasia Dziala <kdziala@mountanvil.com>; Simon Lindop <slindop@mountanvil.com>; Mike Woodruff <mwoodruff@mountanvil.com>; Graham Price <graham.price@manchester.gov.uk>; Sean Lavelle <Sean.Lavelle@manchester.gov.uk>

Subject: Re: Pavement trees

Hi Matthew,

With regard to Tree No. 3, it looks as if it could affect forward visibility of vehicles turning left from Chorlton Street.

Is there any way in which it could go in at the back of the footway, instead?

I shall check how much the Commuted Sum is and come back to you.

I confirm the trees will be adopted by the highway authority upon payment of the Commuted Sum.

It will not impact on the current section 278 as it will be considered as a minor amendment.

Regards,

Tony