

Darren Friston
Street Design Partnership
16 Brewery Yard
Deva Centre
Trinity Way
M3 7BB



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Date: 13th October 2023

Dear Darren,

Re: Elevational alterations including replacement of cladding to bedroom floors 1-8 at Macdonald Manchester Hotel, 91 London Road, Manchester, M1 2PG
Application number: 136499/FO/2023

I write with reference to the above and in particular Condition 4, which states:

Fencing and other protection measures shall be erected for the protection of the retained trees in accordance with approved plans and particulars that shall be submitted to and approved in writing by the City Council as local planning authority. These approved measures shall be fully implemented in accordance with the approved details before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Therefore, I submit the following information and attached Tree Protection Plan in order to satisfy this condition:

Hyde Park House, Cartwright Street, Hyde, Cheshire SK14 4EH

METHOD STATEMENT

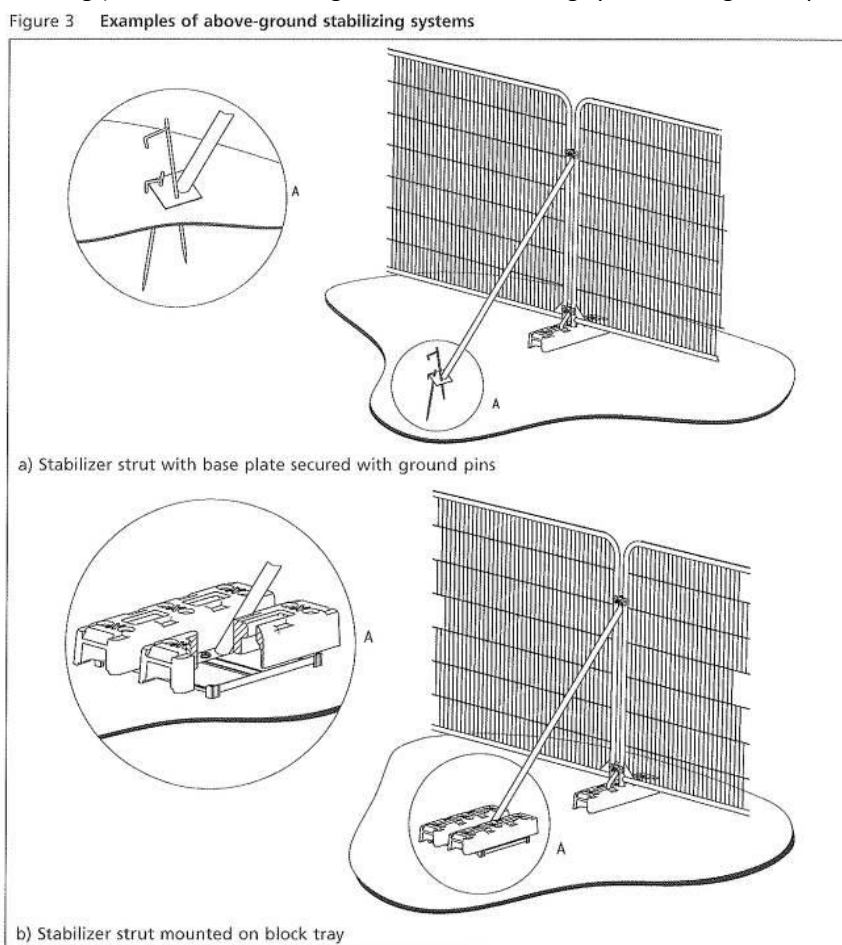
Tree Protective Fencing

Construction Exclusion Zones (CEZs) shall be enclosed by Temporary Protective Fencing and/or, where necessary, Temporary Ground Protection, prior to any form of development. All fencing used on the site should fully comply with *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

The fencing should be strong and suitable for local conditions. It should also take into account the degree of construction activity on the site. In this circumstance the location for the protective fencing should be as shown on the Tree Protection Plan and of the following specification:

Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height. The panels shall stand on rubber or concrete feet and 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. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b). No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.

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



No storage of materials or any construction operations should occur within the fenced area. Additionally, when designing the site layout, account should be taken of the route/installation method of underground services/drains and, the route/construction method of new access roads/driveways in relation to the retained trees. It would be advisable to mark out the optimum position of the protective fencing on the ground prior to finalisation of any design proposal.

Notices should also be erected on the fencing stating 'Protected Area - No operations within fenced area'. An example can be found in the attachments to this document, which should be laminated and attached to the fencing at regular intervals.

The positioning of the protective fencing is also very important and should be erected in the proposed location identified on the Tree Protection Plan. Once the fence has been erected it should never be crossed and particular care should be taken not to store any materials or soil within the protected area.

Additional Precautions Outside Fenced Areas

Oil, bitumen, cement or other material likely to cause damage to the tree will not be stacked or discharged within 10m of the trees stem or within the protective area. Also, materials in general will not be stacked or discharged within the exclusion zone.

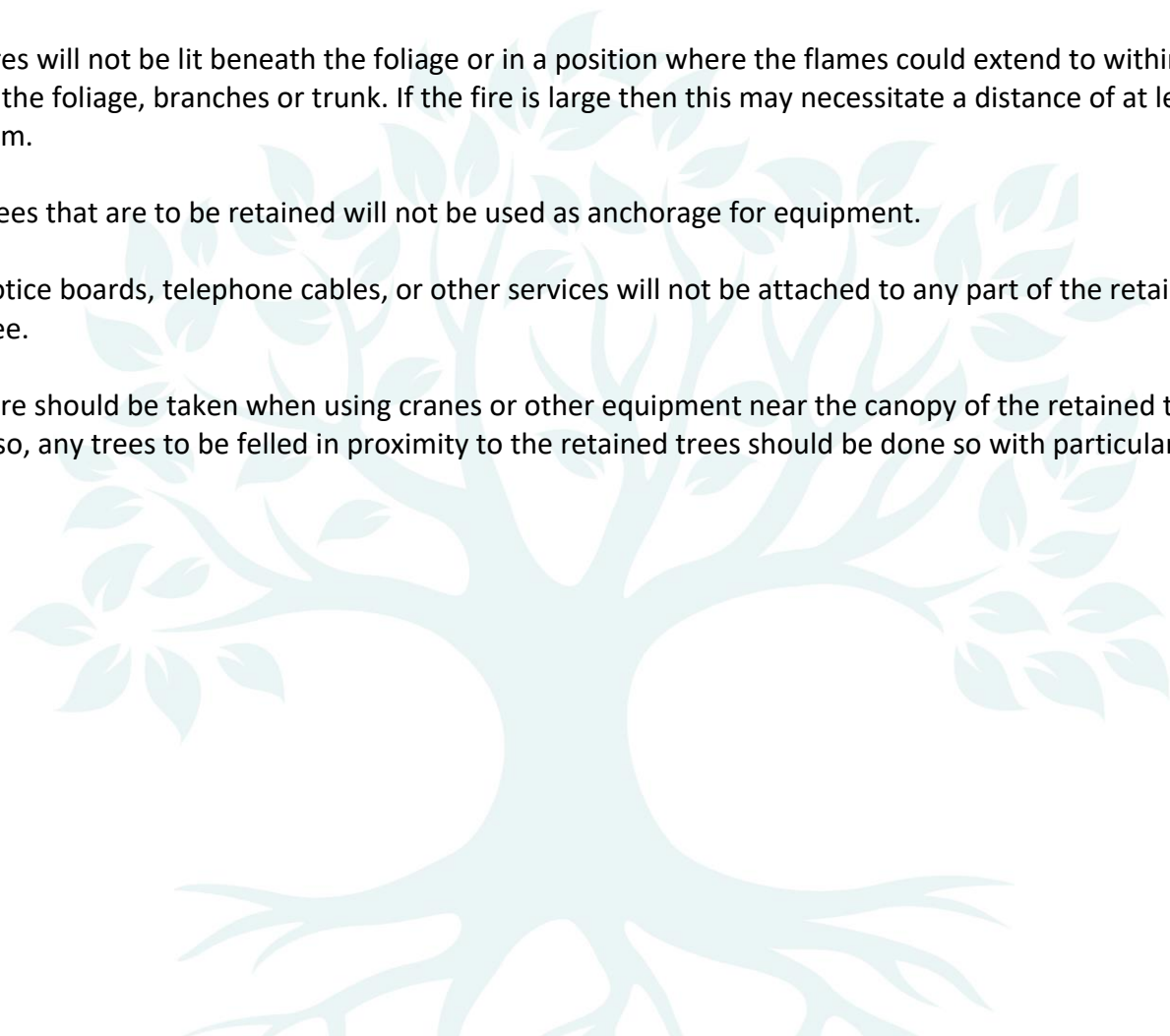
Concrete mixing and washing will not be carried out within 10m of any retained trees.

Fires will not be lit beneath the foliage or in a position where the flames could extend to within 5m of the foliage, branches or trunk. If the fire is large then this may necessitate a distance of at least 20m.

Trees that are to be retained will not be used as anchorage for equipment.

Notice boards, telephone cables, or other services will not be attached to any part of the retained tree.

Care should be taken when using cranes or other equipment near the canopy of the retained trees. Also, any trees to be felled in proximity to the retained trees should be done so with particular care.



Hyde Park House, Cartwright Street, Hyde, Cheshire SK14 4EH

I trust all this information is sufficient to discharge the condition but please don't hesitate to contact me for any further information or advice.

Yours sincerely

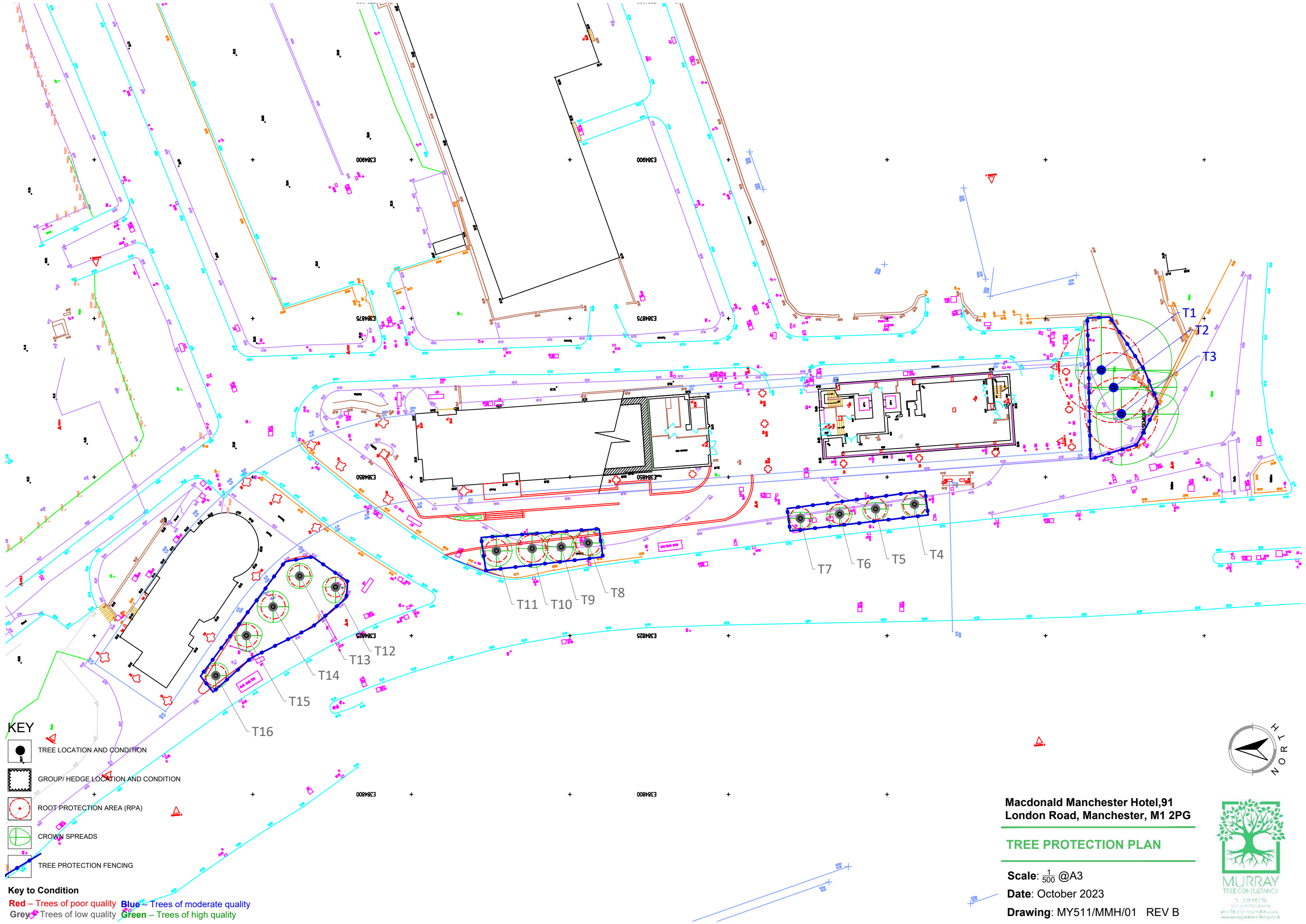
A handwritten signature in black ink, appearing to read 'P. Murray'.

Peter Murray (HND. ARB, M, Arbor A)
Consulting Arborist

Annex
Tree Protection Plan
Site Notice for Tree Protective Fencing



Hyde Park House, Cartwright Street, Hyde, Cheshire SK14 4EH



KEY

- TREE LOCATION AND CONDITION
- GROUP/ HEDGE LOCATION AND CONDITION
- ROOT PROTECTION AREA (RPA)
- CROWN SPREADS
- TREE PROTECTION FENCING

Key to Condition

Red – Trees of poor quality Blue – Trees of moderate quality
Grey – Trees of low quality Green – Trees of high quality

**Macdonald Manchester Hotel,91
London Road, Manchester, M1 2PG**

TREE PROTECTION PLAN

Scale: $\frac{1}{500}$ @A3
Date: October 2023
Drawing: MY511/MMH/01 REV B

MURRAY
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Tree & Landscape
Consultancy
www.murraytree.co.uk



TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**