

Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

[REDACTED]

Wed 16/08/2023 09:32

To: Lucy Harrison [REDACTED]

Cc: [REDACTED]

Good morning, Lucy, I hope you are well.

Plot D Great Jackson Street Manchester M15 4NP - 137227/FO/2023

My apologies for the delay in providing you with our comments.

I have viewed the site plan and the arboricultural impact assessment, and we have a few concerns.

The proposed development will require the loss of 1 x Cat A tree and several Cat B trees within a city center ward and whilst there is no official policy, any tree removal proposals in the city center are expected to have a mitigation proposal of 3 trees for every tree removed, however, my apologies if I have overlooked the landscaping proposal but I was unable to locate the document. In addition to the landscaping proposal document, I was unable to locate any Biodiversity net gain document for this site.

It is unlikely that we would support this application from an arboricultural perspective without a detailed mitigation planting plan with a sufficient number of trees.

Section 3.3.1 in the screenshot below, mentions mitigation planting scheme, which I was unable to locate.

3.2. Proposed tree works

- 3.2.1. The proposed development directly impacts upon several trees. These trees shall require removal due to their close proximity to construction activity. Please see the table below for the proposed tree removal details.

	Category 'A'	Category 'B'	Category 'C'
Trees to be removed to enable the construction of the proposed development	T19	G5, T6, G10, G11, T12, G15, G16 & G20	T1, G3, G4 & G20

- 3.2.2. The formative pruning of trees **T17** and **T18** is recommended to ensure sufficient clearance between the proposed development and adjacent branches. The proposed pruning works will have no long-term adverse impacts on tree health and longevity.
- 3.2.3. Several trees may benefit from general arboricultural works as part of a practical post-development arboricultural management strategy; however, these works are not covered within the scope of this report.
- 3.2.4. Within *Appendix 1* the term 'No action required' relates specifically to those tree works required to enable the proposed development and does not mean that general post development arboricultural management works are not required.

3.3. Proposed mitigation measures

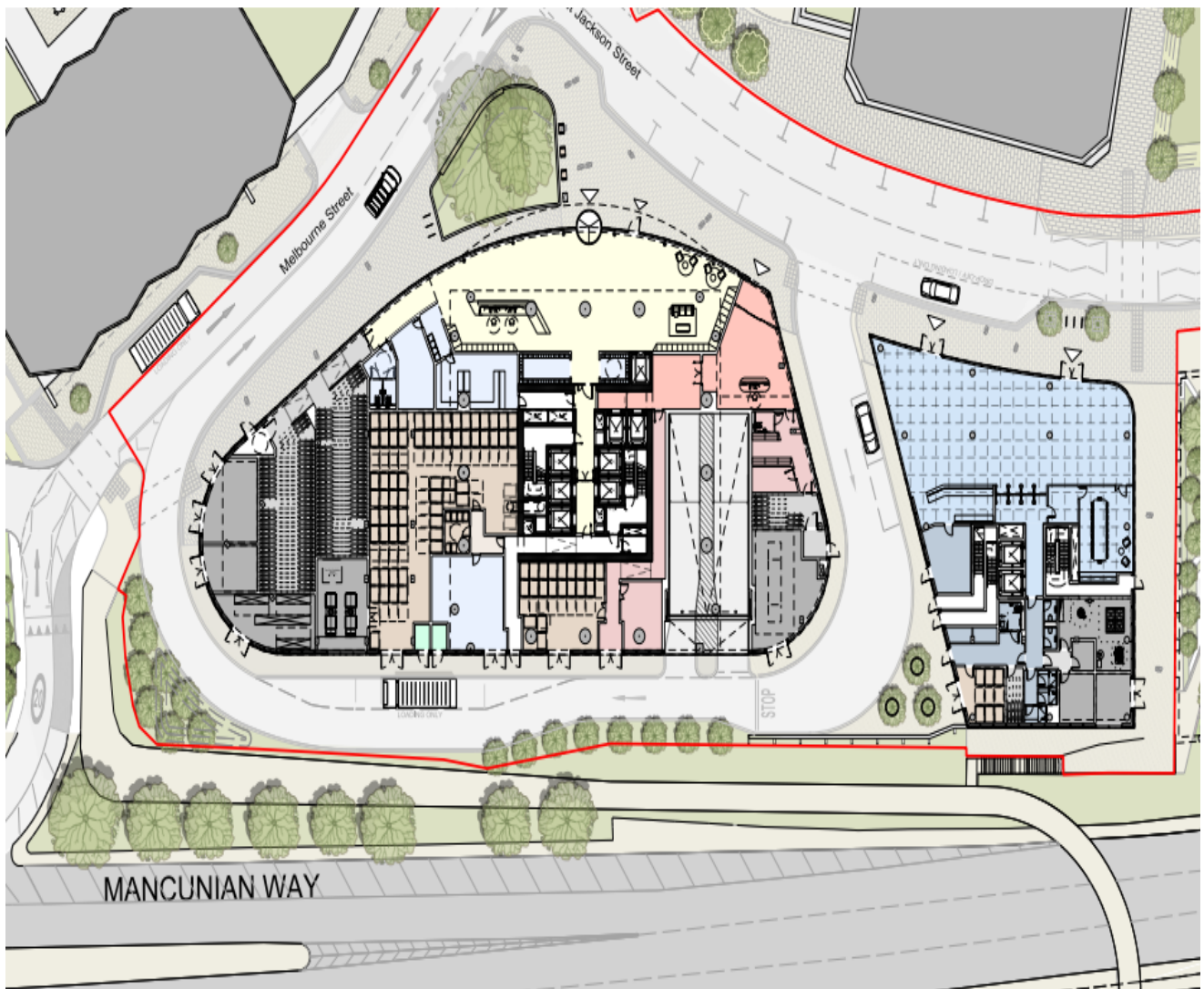
- 3.3.1. It is understood that the proposed tree removal will be mitigated as part of a post development planting scheme of well-structured new trees that will add to the quality of the area and help integrate the proposed development into the surrounding landscape.

Once the underlying sub-soil ground level has been reached, a 'No-Dig' method of construction must be used.

- Final location and type of protective barrier to be agreed with the developer and planners.

✓ Basement structural slab alignment.





My apologies if I have overlooked any of the documents I have stated were missing.

Kind regards

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