

Tyler Grange Ref. 15807_R05a_Arboricultural Addendum Note_BV_JJ

Prestwich Village - Travel Hub Construction: Tree Work Specifications

Summary

- 1.1. This note has been prepared by Tyler Grange Group Limited (TG) on behalf of The Prestwich Regeneration LLP in support of the upcoming construction phases of the Prestwich Regeneration Scheme, namely in preparation for the foundation works and initiation of constructing the multi-storey car park within the northern portion of the site. This development has been secured under Application Number 70449 (Bury Council), subject to planning conditions which will be addressed by subsequent technical reports, namely an Arboricultural Method Statement which will be produced once formal planning conditions are issued.
- 1.2. This report sets out the necessary tree removals and pruning specifications required to trees positioned along the northern and eastern boundaries (rooted outside the red line application boundary shown in Figure 1), upon Transport for Greater Manchester (TfGM) land ownership. This is to facilitate sufficient clearance for the proposed multistorey car park pile foundations (using a piling rig), as well as to ensure adequate construction clearance during and following the building phases (providing suitable offset from the final built form).
- 1.3. The trees in question were originally surveyed under the remit of BS5837:2012 in June 2023 and the data was subsequently presented on a Tree Constraints Plan (TCP) and included within the Arboricultural Impact Assessment (AIA) produced in support of the hybrid (full) planning application (Ref: 70449/ PP-12632750) submitted to Bury Council. Since these trees are located off-site and with limited topographical survey information lacking accurate stem locations at the time, the trees were plotted indicatively on the TCP as a cohesive group (labelled 'W45'), utilising aerial imagery to inform the extent of the canopy outline to the west overhanging the car park.
- 1.4. This report represents an addendum to the previously submitted AIA report Ref: 15807_R02c and Tree Constraints Plan (included as Appendix 1 of this report), to more accurately plot the trees using measurements taken on site and to prescribe the necessary tree pruning and removal works needed to facilitate the multistorey car park construction. None of the trees in W45 were identified for removal or pruning within the original AIA.



- 1.5. A site meeting held on the 26th June 2024 was attended by the project Arboriculturist (Tyler Grange), KeolisAmey Metrolink (KAM) personnel (including an Engineering Planning Manager and Construction Assurance Manager) and the site's project manager (Chroma), to discuss the foundation and construction works and to confirm what clearances are required from the piling rigs and all other construction stages. Following these discussions, the Arboriculturist used a laser distometer to locate the tree stem positions relative to the existing boundary fence and accurately measure the western canopy extents of the individual trees within W45 that overhang the car park. This enabled informed calculations for determining the tree removal and pruning requirements for providing adequate piling rig and all other construction activity clearances. Furthermore, this gave opportunity to reassess the overall condition of trees along this perimeter in the context BS5837:2012, recommending some trees for removal irrespective of the development based on poor tree health and condition.
- 1.6. An updated Tree Survey Schedule (see Appendix 2) and Tree Constraints Plan (see Appendix 4) have been produced to more precisely illustrate the measured tree canopies and individual stems plotted near to the site boundary and for the purpose of labelling individual trees within W45 to correspond with the tree removal and pruning schedule included as Table 1 within this report.



Tree Location Context

- 1.7. Figure 1 highlights the trees in question (blue line) in context with the wider red-line site application boundary for the entire development scheme. The extent of the proposed multistorey car park development (within the Travel Hub) is circled indicatively in yellow.



Figure 1: Location of trees within W45 (circled blue) and other trees adjacent to the site (circled green) with indicative red line planning application boundary and approximate extent of the proposed multistorey car park (yellow line) (Google Earth ©).

Construction Details and Clearance Requirements

- 1.8. The extent of the proposed multistorey car park building and the pile foundations along the eastern perimeter are shown on the Proposed Ground Floor Development Plan (PREVIL-CIV-G-00-DR-C-300001_P01), included as Appendix 3. This plan is underlaid on the Tree Retention, Removal and Pruning plan (TRRPP) included as Appendix 5.



- 1.9. It was confirmed by the site manager that in order to facilitate the piling rig operations, a 1m offset from the pile foundation cap is required, as well as an 28m maximum height clearance. Furthermore, a 1.5m clearance (indicated by the green line on the TRRPP), from the maximum built form is required to accommodate all construction activities involved, with a maximum built height from the Finished Floor Levels (FFLs) being approximately 10.5m. Therefore, these parameters were used to gauge tree removals and the extent of pruning works that are illustrated on the appended TRRPP and detailed in Table 1 below.

Tree Pruning Schedule

Table 1: Tree removal and pruning schedule to facilitate the multistorey car park construction, proposed tree removals are highlighted in red.

Tree ID	Updated Tree Survey Comments	*Stem Proximity to the Development	Tree Removal/ Pruning Specification	Reasoning/ Justification
T45.1	n/a	2.9m	Retain tree subject to crown reduction pruning by up to 1.7m on the western canopy extent.	Provide sufficient construction clearance.
T45.2	n/a	3.2m	Retain tree subject to crown reduction pruning by up to 1.3m on the western canopy extent.	
T45.3	In decline and with poor exhibited health due Ash Dieback Disease (ADB) symptoms.	0.9m	Remove	Primarily due to bad health yet also to provide sufficient construction clearance.
T45.4	In decline and poor health due to ADB symptoms.	0.45m	Remove	
T45.5	Unideal position in close proximity to ash tree for long-term establishment.	1.45m	Retain tree subject to crown reduction pruning by up to 1.5m on the western canopy extent.	Provide sufficient construction clearance.
T45.6	In decline and poor health due to ADB symptoms. In decline and poor health due to ADB symptoms.	0.4m	Remove	Primarily due to bad health yet also to provide sufficient construction clearances.
T45.7		0.9m		
T45.8		0.5m		
T45.9		0.1m		
T45.10		0m		
T45.11		0.55m		
T45.12		0.6m		
T45.13		0.2m		
T45.14	n/a	0.3m	Remove	Provide sufficient construction clearance.
T45.15		1.25m		
T45.16		0.4m		
T45.17		0.3m		
T45.18	Tree subject to past western canopy pruning works (no lower canopy overhang with boundary	1.55m	Retain tree subject to upper canopy façade reduction pruning back by up to 2.8m on the western canopy	



	fence to 7m height clearance).		extent, from the lowest point of canopy height to the total tree height.	
T45.19	Multistemmed with stem bifurcations at various heights. Unbalanced canopy formation.	3m	Prune specific branches as shown in Appendix 6, resulting in appropriate canopy reduction (no canopy overhang with fence).	
T45.20	n/a	0.7m	Remove	
T45.21	Canopy overhangs fence to the west marginally from height of ~8m.	1.55m	No works required.	Canopy clearance at present provides sufficient construction clearance.
T45.22	Canopy overhangs fence to the west from a height of ~8m.	1.7m	Retain tree subject to canopy façade pruning reduction back by up to 1.5m on the western canopy extent (to ensure no canopy overhang with fence).	Provide sufficient construction clearance.
T45.23	Dead tree at present	0.8m	Remove	Due to bad health.
T45.24	Canopy overhangs fence to the west marginally from a height of ~8.5m.	1.3m	Retain subject to canopy façade pruning reduction back by up to 0.5m on the western canopy extent.	Provide sufficient construction clearance.
T45.25	Canopy overhangs fence to the west from a height of ~5m.	2.5m	Retain subject to canopy façade pruning reduction back by up to 1.5m on the western and SW canopy extent.	Provide sufficient construction clearance and improve clearance from the existing telegraph pole.
T45.26	Canopy overhangs fence to the west from a height of ~4.5m	2.5m	Retain subject to canopy façade pruning reduction back by up to 1.5m on the western and NW canopy extent.	
T45.27	Cohesive canopy with T45.26. Canopy biased away from development.	2.5m	No works required.	n/a
T62	Self-set trees on car parking edge along northern perimeter. Poor locations for long-term healthy establishment.	3.3m	Canopy reduction pruning on southern extent by 1.5m. Consider tree removal if more appropriate.	Provide sufficient clearance for construction activities including foundations for stairwell.
T63		4.7m	Canopy reduction pruning on southern extent by 1m. Consider tree removal if more appropriate.	

**The stem proximity to the development was determined in two parts. Firstly, trees stems were measured on site to determine their offset relative to the existing boundary fence. Secondly, the proposed ground floor development plan was overlaid upon the updated TCP in CAD and then an offset of 1.5m (maximum construction access clearance requirement) was drawn from the outer extent of the building/ foundation cap. Hence, the distance between the western edge of the stem positions and the maximum clearance required (green line) was measured on the CAD drawing and are the data inputs above.*



- 1.10. To summarise, a total of 5no. additional trees (4no. Category B and 1no. Category C), require removal to facilitate the multistorey car park construction, with the addition of 11no. Category U trees also recommended for removal owing to their poor health. These Category U trees do not require formal compensatory planting given they possess negligible arboricultural merit and amenity value owing to their poor condition and expected remaining lifespan being generally than 10 years. Yet, some of these trees are unlikely to live more than 3 years owing to the severity of Ash Dieback Disease symptoms observed.

Replacement Tree Planting Considerations

- 1.11. A detailed Landscape Masterplan (3107-PLA-XX-XX-DR-L-002_P12) covering both the outline and full phase 1 planning areas (shown by the red line application boundary in Figure 1) was produced in support of the hybrid planning application. This masterplan includes for 120no. new individual trees to be incorporated into the landscape internally and at the boundaries, with 18no. of them (comprising three species equally) being located surrounding the multistorey car park, as shown on the Travel Hub Landscape Plan (3107-PLA-XX-XX-DR-L-0005_P4) submitted for the application.
- 1.12. Despite the additional 5no. trees proposed for removal to facilitate the car park, the proposed quantum of new planting is considered to remain adequate for compensating the tree losses collectively across all areas of the proposal. Taking into account the original losses (as stated in the submitted AIA report), a total of 65no. individual trees require removal, hence equating to a replacement tree ratio of nearly 2:1. Yet at a local scale, just considering the Travel Hub, a replacement ratio greater than 2:1 will be achieved (18no. replacements for 8no. losses).

Embankment Vegetation Clearance Guidance

- 1.13. In order to facilitate the completion of a topographical survey of the railway embankment (east of the existing fence line), approximately 1.0-1.5m wide strips of vegetation clearance, roughly 5m apart (when looking perpendicular to the embankment), will need to be undertaken to provide sufficient access and ensure an accurate survey. The 'vegetation' mainly comprises overgrown weeds, ivy, leaf litter, brambles, small self regenerated saplings of trees (<30mm stem diameters), and fallen dead tree branches. As a result, the following methodology guidance and considerations will need to be adopted.
- Works to be undertaken manually using person-operated equipment such as brush-cutters/ trimmers or saws to avoid undue damages to trees being retained on the embankment, as well as keep soil compaction to a minimum when inside the RPAs.



- The extent of ground clearance should be kept to a minimum, whilst remaining suitable to enable the topographical survey. Whilst straight clearance strips are intended, in reality it may be necessary to meander around the retained tree stems, focusing solely on the removing the various 'vegetation' composites.
- Where there are low canopy heights (below 2.5m), crown lift pruning works should be done using hand-held pruning saws, leaving neat and as small as possible pruning wounds on the branches in accordance with BS3998:2010. This is to provide sufficient access for the topographical survey equipment and operator.
- All tree works to be undertaken in accordance with BS3998:2010 by a competent tree contractor (arborist/ tree surgeon).
- All arising resulting from tree pruning can be chipped on site and spread upon the embankment, however ensuring woodchips are not piled up on retained tree stems.
- All arising unsuitable for chipping should either be removed and taken off site for waste processing or mulched and spread on the embankment during the clearance operations.

Future Survey Work Requirements

- 1.14. Irrespective of the location of the trees or exact nature of the prescribed tree works (vegetation clearance, pruning or tree removal), further ecological surveys will be required if these operations are proposed to take place within bird nesting season (spanning from 1st March to 1st September every year). Arrangements with the project ecologist (at Tyler Grange) can be made to ensure the necessary surveys are completed, with the tree works strictly requiring completion within 48 hours from receiving clear results from the survey checks. If the tree works are not/ cannot be completed inside this timeframe, additional checks must be undertaken to ensure no changes have occurred since the original approval to undertake the works. Hence, careful coordination with the project ecologist and the arborists (tree works contractors) will be required to ensure compliance.



Appendices

Appendix 1: Original Tree Constraints Plan (15807_P01_TCP)

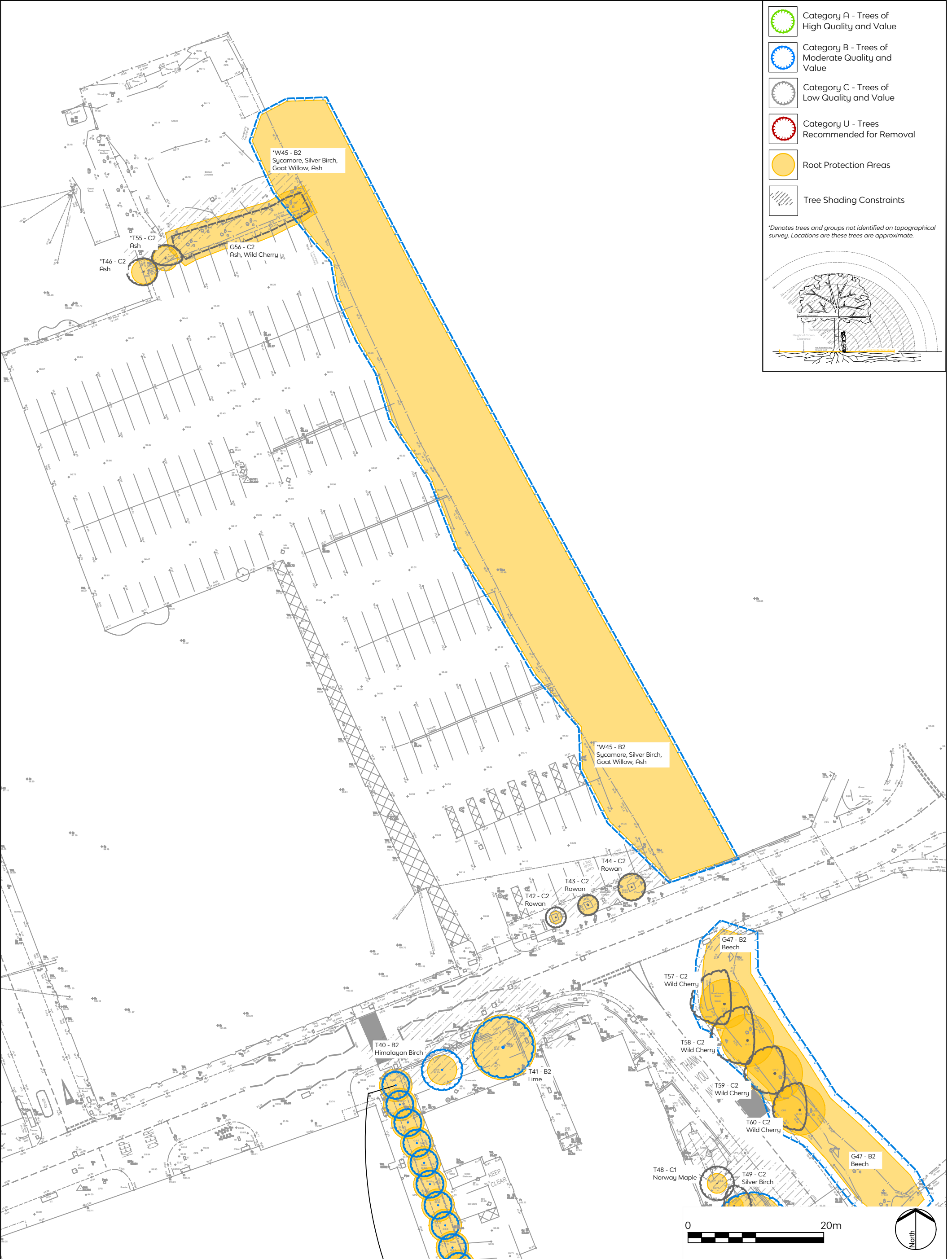
Appendix 2: Updated Tree Survey Schedule (15807_TSS02)

Appendix 3: Proposed Ground Floor Development Plan (PREVIL-CIV-G-00-DR-C-300001_P01).

Appendix 4: Updated Tree Constraints Plan-Trees in W45 (15807_P06_TCP).

Appendix 5: Tree Retention, Removal and Pruning Plan (15807_P07_TRRPP).

Appendix 6: Illustration of the Required Pruning Works to T45.19.



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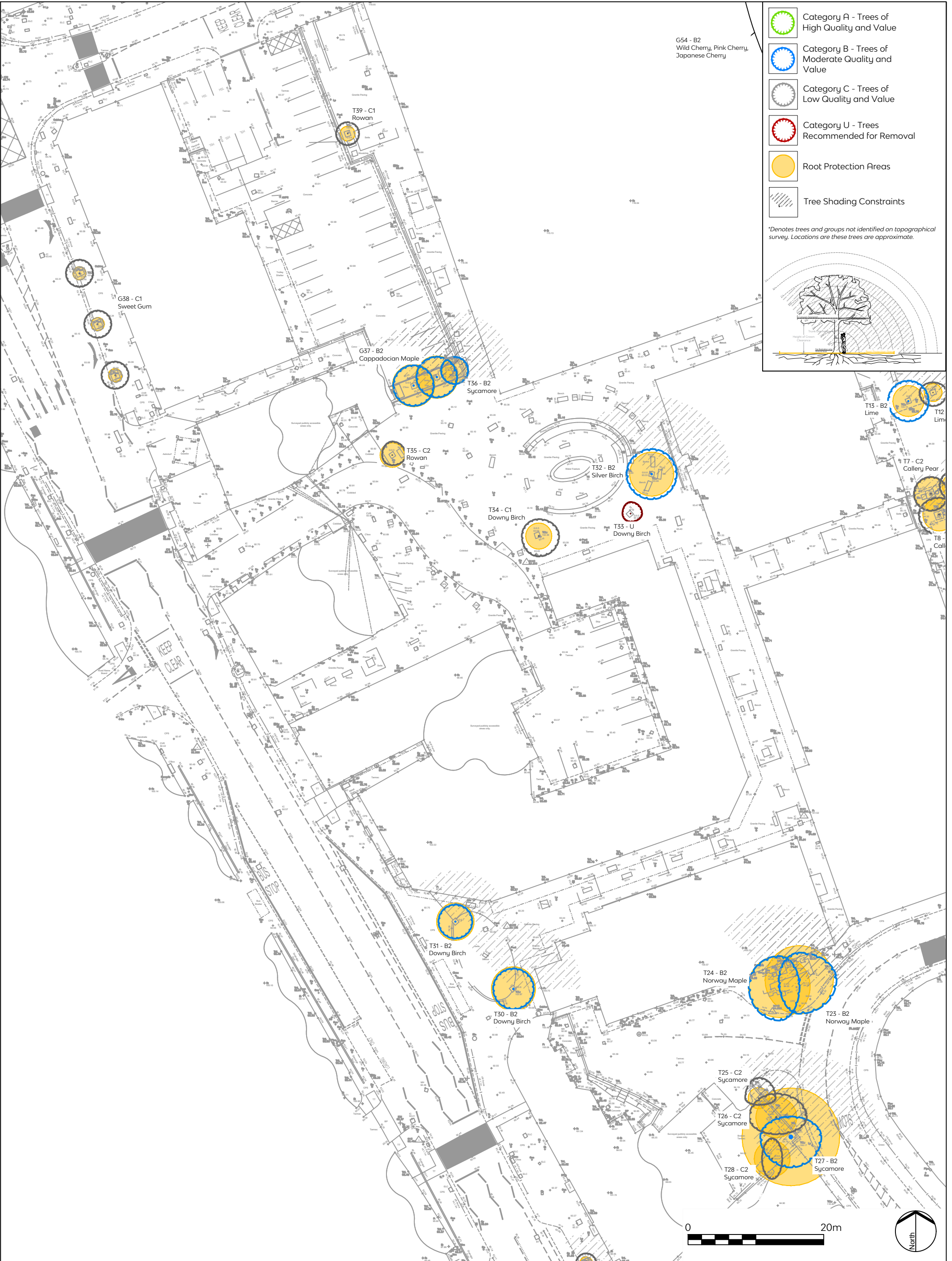
Project title
Prestwich Village

Drawing title
Tree Constraints Plan - Sheet 1 of 3

Scale
Date 1:500 @ A3
28.06.2023

Drawing number
15807_P01_TCP

Drawn
Checked BV
WS



Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees Recommended for Removal

Root Protection Areas

Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations are these trees are approximate.*

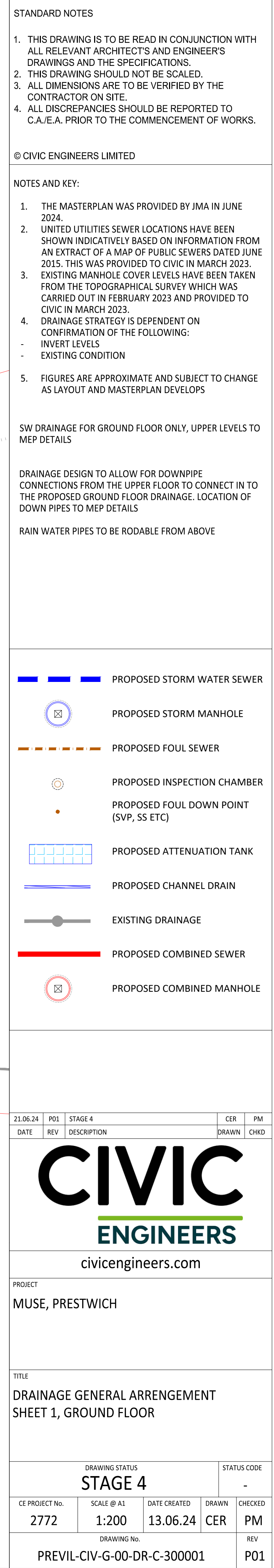
Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.1	Salix caprea (Goat Willow)	7m	260, 280(2)	3.00	3.00	4.40	4.40	2.50	Semi Mature	Fair	Fair	C2	Low quality and value. Small with limited current landscape value. Crown distorted due to group pressure. Upper canopy (3.5m+) overhanging fence to SW by approx 2.5m. Lower canopy overhang by 2m.	4.6	66
T45.2	Acer pseudoplatanus (Sycamore)	7m	120(1)	1.50	1.50	3.50	4.00	2.60	Young	Good	Good	C2	Low quality and value. Crown distorted due to group pressure. Crown height above SW canopy which overhangs fence is 1.8m. Upper canopy overhang by 2m.	1.4	7
T45.3	Fraxinus excelsior (Ash)	14m	270, 330, 360(3)	5.00	5.00	5.00	6.00	4.50	Mature	Poor	Fair	U	Low quality and value. Scattered deadwood. Low vitality. Sparse foliage. Heavy foliar infection. Dieback in crown. Recommendation: Remove tree due to poor health.	6.7	141
T45.4	Fraxinus excelsior (Ash)	13m	300(1)	1.50	2.00	3.50	4.00	7.50	Early Mature	Poor	Fair	U	Low quality and value. Scattered deadwood. Low vitality. Sparse foliage. Heavy foliar infection. Dieback in crown. Recommendation: Remove tree due to poor health.	3.6	41
T45.5	Ilex aquifolium (Holly)	7m	260(1)	2.70	3.00	3.20	2.80	2.30	Early Mature	Fair	Fair	C2	Low quality and value. Self-seeded. Ivy on stem. Ivy in crown.	3.1	31
T45.6	Fraxinus excelsior (Ash)	13m	450(1)	4.00	6.00	4.00	6.00	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.4	92
T45.7	Fraxinus excelsior (Ash)	13m	420(1)	2.50	6.00	2.50	2.00	5.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.0	80

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.8	Fraxinus excelsior (Ash)	13m	420(1)	3.00	5.00	3.00	3.50	4.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.0	80
T45.9	Fraxinus excelsior (Ash)	13m	440(1)	3.50	5.50	5.00	5.50	5.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 4 Ash with cohesive canopies in decline due to ash dieback disease. Recommendation: Remove tree due to poor health.	5.3	88
T45.10	Fraxinus excelsior (Ash)	13m	420(1)	1.50	1.50	3.50	6.80	5.50	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Dieback Ash with unbalanced canopy in decline due to ADB. Lowest limb at height of 5.5m spanning 6.8m to SW. Remove due to poor health.	5.0	80
T45.11	Fraxinus excelsior (Ash)	13m	450(1)	4.00	6.00	3.00	6.00	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 3 Ash with cohesive canopies in decline due to ash dieback. Leaning west over car park. Remove due to poor health .	5.4	92
T45.12	Fraxinus excelsior (Ash)	13m	450(1)	3.00	6.00	3.50	6.00	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 3 Ash with cohesive canopies in decline due to ash dieback. Leaning west over car park. Remove due to poor health .	5.4	92

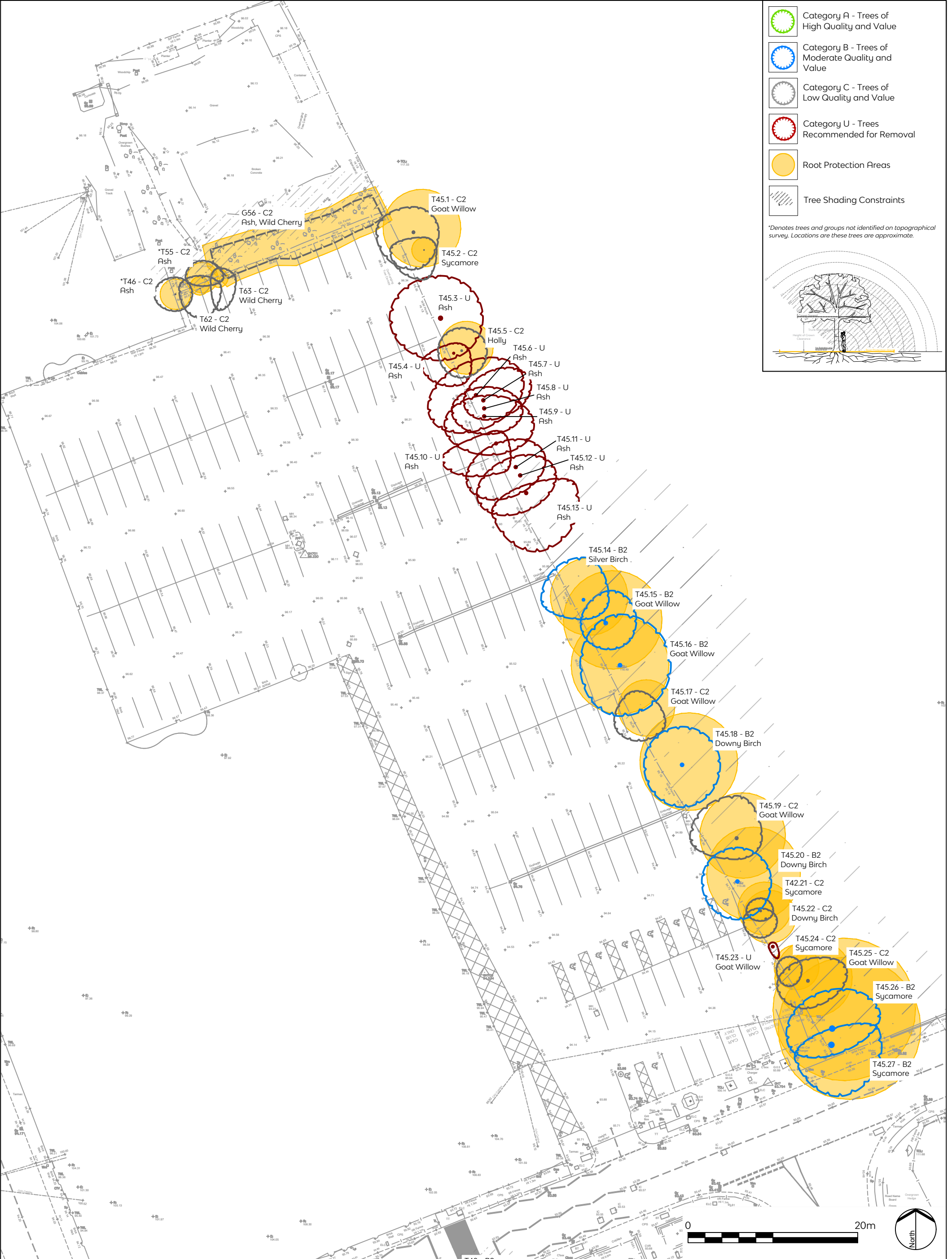
Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.13	Fraxinus excelsior (Ash)	13m	450(1)	1.50	6.50	6.50	5.50	6.00	Mature	Poor	Fair	U	Declining in health and condition. Ivy on stem. Ivy in crown. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Heavy foliar infection. Dieback in crown. 3 Ash with cohesive canopies in decline due to ash dieback. Leaning south parallel to fence and is showing better vigour compared with adjacent 2 ash trees, yet with decline and ash dieback symptoms. Recommendation: Remove tree due to poor health.	5.4	92
T45.14	Betula pendula (Silver Birch)	17m	380(1)	5.00	3.00	2.30	5.00	10.00	Mature	Good	Good	B2	Moderate quality and value. Historic pruning on stem on car park western side. Hence canopy height with tall clearance. Lowest branch growing towards SE at 4.5m. Rooted on embankment.	4.6	65
T45.15	Salix caprea (Goat Willow)	14m	240, 420(2)	4.00	3.50	3.00	3.00	9.00	Mature	Fair	Fair	B2	Moderate quality and value. Crudely lopped. Crown distorted due to group pressure. 3rd stem topped closest to fence due to proximity and overhang now regrown with small epicormic shoots, pruning wounds on stem from smaller limb removals.	5.8	106
T45.16	Salix caprea (Goat Willow)	17m	480(1)	6.00	6.00	6.00	4.70	9.50	Mature	Good	Good	B2	Good quality with high landscape value. Lower branches pruning wounds on lower stem on western side due to historic proximity and overhang now regrown with small epicormic shoots.	5.8	104
T45.17	Salix caprea (Goat Willow)	10m	150, 170, 160(3)	2.00	3.50	3.80	2.50	6.00	Semi Mature	Good	Fair	C2	Moderate quality and value. Multiple stems below 1.5m. Crown distorted due to group pressure. Canopy overhanging fence in upper crown by 1.5m.	3.3	35
T45.18	Betula pubescens (Downy Birch)	13m	480(1)	4.50	4.50	5.00	4.50	4.00	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure. Historic pruning wounds of lower branches on West canopy side due to past overhang, epicormic shoots regrown. Upper canopy from 7-8m height untouched.	5.8	104

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T45.19	Salix caprea (Goat Willow)	11m	420(1)	5.00	3.00	2.50	5.50	6.50	Early Mature	Fair	Fair	C2	Moderate quality and value. Ivy on stem. Crown distorted due to group pressure. Stem bifurcates at approx 3m then northern most codominant stem bifurcates again at 4.5m. Stem rooted on relatively steep gradient embankment.	5.0	80
T45.20	Betula pubescens (Downy Birch)	15m	460(1)	4.00	4.00	4.50	4.20	8.00	Mature	Good	Good	B2	Moderate quality and value. Leaning West. Crown distorted due to group pressure. Historic pruning wounds of lower branches on West canopy side due to past overhang, epicormic shoots regrown. Upper canopy from 8m+ height untouched.	5.5	96
T42.21	Acer pseudoplatanus (Sycamore)	12m	260(1)	1.50	1.50	1.20	1.70	8.50	Semi Mature	Fair	Fair	C2	Low quality and value. Self-seeded. Spindly habit. Crown distorted due to group pressure. Canopy overhangs fence from a height of 8m.	3.1	31
T45.22	Betula pubescens (Downy Birch)	13m	260(1)	1.50	2.00	2.00	2.00	8.50	Semi Mature	Good	Fair	C2	Low quality and value. Self-seeded. Spindly habit. Crown distorted due to group pressure. Canopy overhangs fence from a height of 8m.	3.1	31
T45.23	Salix caprea (Goat Willow)	5m	400(1)	0.50	0.50	1.50	0.50	0.00	Early Mature	Dead	Dead	U	Dead. Co dominant stem remaining following tree topping. Stem remains leaning parallel to fence. Recommendation: Remove tree due to poor health.	4.8	72
T45.24	Acer pseudoplatanus (Sycamore)	11m	220(1)	1.50	1.50	2.00	1.50	4.50	Semi Mature	Good	Fair	C2	Low quality and value. Self-seeded. Spindly habit. Crown distorted due to group pressure. Canopy overhangs fence from a height of 8.5m.	2.6	22
T45.25	Salix caprea (Goat Willow)	13m	380(1)	2.50	5.00	3.20	3.50	5.00	Early Mature	Fair	Fair	C2	Low quality and value. Crown distorted due to group pressure. Stem leaning SE towards bridge. Rooted on embankment. Canopy overhangs edge of EV charging spaces on site currently at about 5m height clearance.	4.6	65
T45.26	Acer pseudoplatanus (Sycamore)	15m	700(1)	4.50	6.00	3.00	5.50	4.50	Mature	Good	Good	B2	Moderate quality and value. Ivy on stem. Ivy in crown. Crown distorted due to group pressure. Lower branches overhang EV charging area currently, stem rooted with companion sycamore on edge of parking area and is 1.3m from fence.	8.4	222
T45.27	Acer pseudoplatanus (Sycamore)	14m	700(1)	2.00	6.00	6.00	4.50	4.50	Mature	Good	Good	B2	Moderate quality and value. Ivy on stem. Ivy in crown. Crown distorted due to group pressure.	8.4	222

Tree Number	Common Species Name	Height (m) and Crown Clearance (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T62	Prunus avium (Wild Cherry)	4m	90(1)	1.50	2.50	3.50	2.50	1.00	Semi Mature	Good	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Self-seeded.	1.1	4
T63	Prunus avium (Wild Cherry)	4m	90(1)	1.50	2.00	3.50	1.00	1.00	Semi Mature	Good	Fair	C2	Low quality and value. Kerb close to stem base. Roots restricted by hard surface. Self-seeded.	1.1	4



STANDARD NOTES																																									
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS. 2. THIS DRAWING SHOULD NOT BE SCALED. 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE. 4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.																																									
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NOTES AND KEY: 1. THE MASTERPLAN WAS PROVIDED BY JMA IN JUNE 2024. 2. UNITED UTILITIES SEWER LOCATIONS HAVE BEEN SHOWN INDICATIVELY BASED ON INFORMATION FROM AN EXTRACT OF A MAP OF PUBLIC SEWERS DATED JUNE 2015. THIS WAS PROVIDED TO CIVIC IN MARCH 2023. 3. EXISTING MANHOLE COVER LEVELS HAVE BEEN TAKEN FROM THE TOPOGRAPHICAL SURVEY WHICH WAS CARRIED OUT IN FEBRUARY 2023 AND PROVIDED TO CIVIC IN MARCH 2023. 4. DRAINAGE STRATEGY IS DEPENDENT ON CONFIRMATION OF THE FOLLOWING: - INVERT LEVELS - EXISTING CONDITION 5. FIGURES ARE APPROXIMATE AND SUBJECT TO CHANGE AS LAYOUT AND MASTERPLAN DEVELOPS																																									
SW DRAINAGE FOR GROUND FLOOR ONLY, UPPER LEVELS TO MEP DETAILS																																									
DRAINAGE DESIGN TO ALLOW FOR DOWNPIPE CONNECTIONS FROM THE UPPER FLOOR TO CONNECT IN TO THE PROPOSED GROUND FLOOR DRAINAGE. LOCATION OF DOWN PIPES TO MEP DETAILS																																									
RAIN WATER PIPES TO BE RODABLE FROM ABOVE																																									
PROPOSED STORM WATER SEWER PROPOSED STORM MANHOLE PROPOSED FOUL SEWER PROPOSED INSPECTION CHAMBER PROPOSED FOUL DOWN POINT (SVP, SS ETC) PROPOSED ATTENUATION TANK PROPOSED CHANNEL DRAIN EXISTING DRAINAGE PROPOSED COMBINED SEWER PROPOSED COMBINED MANHOLE																																									
<table><tr><td>21.06.24</td><td>PO1</td><td>STAGE 4</td><td></td><td>CER</td><td>PM</td></tr><tr><td>DATE</td><td>REV</td><td>DESCRIPTION</td><td></td><td>DRAWN</td><td>CHKD</td></tr></table> CIVIC ENGINEERS civicingengineers.com PROJECT MUSE, PRESTWICH TITLE DRAINAGE GENERAL ARRANGEMENT SHEET 1, GROUND FLOOR <table><tr><td colspan="3">DRAWING STATUS</td><td colspan="3">STATUS CODE</td></tr><tr><td colspan="3">STAGE 4</td><td colspan="3">-</td></tr><tr><td>CE PROJECT No.</td><td>SCALE @ A1</td><td>DATE CREATED</td><td>DRAWN</td><td colspan="2">CHECKED</td></tr><tr><td>2772</td><td>1:200</td><td>13.06.24</td><td>CER</td><td colspan="2">PM</td></tr></table> DRAWING No. REV PREVIL-CIV-G-00-DR-C-300001 PO1						21.06.24	PO1	STAGE 4		CER	PM	DATE	REV	DESCRIPTION		DRAWN	CHKD	DRAWING STATUS			STATUS CODE			STAGE 4			-			CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED		2772	1:200	13.06.24	CER	PM	
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Project title
Prestwich Village

Drawing title
Tree Constraints Plan (W45 Constituents)

Scale
Date 1:400 @ A3
03.07.2024

Drawing number
15807_P06_TCP

Drawn
Checked BV
JJ



