

ARBORICULTURAL REPORT

Summary Report for Salford City Council by Andy O'Brien

Reference: 22/80051/FUL

Location: Land At Tootal Grove, Salford

Officer: Amy Smith

Date: 18th October 2022

CONSULTANTS REPORT

STATUTORY CONTROLS

The site is not within a conservation area and there are no tree preservation orders on or around the site.

DESCRIPTION OF PROPOSAL

Erection of 21 dwellings, comprising 13no. Two and three bedroom houses and 8no. one bedroom move on homes.

DISCUSSION

A BS5837:2012 Tree report with an Arboricultural Impact Assessment (AIA) and Arboricultural method statement by Arbtech dated 12th October 2022, has been submitted to support a planning application for the above site. There are 18 individual trees and 8 tree group on site. 5 assets were categorised as retention category 'B', 20 categorised as retention category 'C' and 1 categorised as retention category 'U'.

The trees are generally in good condition and provide a high level of collective amenity, being partially visible from the site and in the surrounding area. There is a varied species mix that is in keeping with the surrounding landscape character.

6 trees and 2 groups on the site require removal to facilitate the development which will have moderate impact to the visual amenity of the area. Of these 1 is classified as retention category 'B' and 5 trees and 2 groups as category 'C'.

3 groups will also need to be partially removed where by a large portion of G2 will remain which will continue to provide good amenity screening. The tree loss can be considered acceptable with a development of this size.

Within the AMS and TPP, the retained trees RPA's from G7, T15, T16, T18 will be further protected with the use of a geocell system. Clarity is needed within the method statement timeline to understand when this will be installed. If this will be post construction then temporary ground of fence protection will be needed until the geocell is installed. Also requiring further clarification is the installation timing of permanent fencing along the boundary line that follows G2. As annotated in the TPP this has not been confirmed and may require fence protection that will need updating within the TPP.

The tree removals can be fully mitigated by a robust planting scheme but has not been submitted as part of the wider landscaping plan for the site.

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CONCLUSION

Further information will be required within the method statement and TPP to clarify the timeline of geocell installation, with the additional use of either ground or fence protection if this is done post construction. Also requiring further clarification is the installation of the permanent fencing along the boundary line that follows G2. Finally landscaping / planting scheme with information regarding numbers of replacement trees, sizes and aftercare is required. This information could be conditioned as no there are no further Arboricultural objections to the development.